



1 Swansfield, Lechlade, Gloucestershire, GL7 3SF

£1,075 PCM

- Two bed end terrace
- Bathroom with shower
- Sitting/dining room
- Garage and garden
- Fitted kitchen

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A two bed end of terrace situated on this popular development on the northern outskirts of the Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, kitchen, sitting/dining room, bathroom, garage and garden. Sorry, no commercial vehicles.

EPC Rating- C
Council Tax Band- C

Length of Tenancy- 12 Months
Deposit- £1,240.38 (5 Weeks Rent)
Holding Fee- £248.07 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



ENTRANCE HALL

Half obscure glazed entrance door with leaded lights. Archway to kitchen. Roomstat. Radiator. Telephone point.

KITCHEN

8'1" x 7'10"

Window to front. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted wall and base units. Tiled splashbacks. Candy four ring gas hob with extractor above and Candy oven below. Space and plumbing for automatic washing machine. Wall mounted boiler for domestic hot water and central heating.

SITTING/DINING ROOM

16'10" x 11'10"

Patio doors to garden. Wood stained staircase to first floor. Understairs recess. Two radiators. Television point.

LANDING

Doors to rooms. Roof access.

BEDROOM ONE

13'3" x 10'0"

Window to rear. Built in double wardrobe. Radiator. Telephone point.

BEDROOM TWO

10'10" x 6'9"

Window to front. Cane roller blind. Radiator. Two built in cupboards.

BATHROOM

7'9" x 4'11"

Obscure glazed window to front. Suite comprising of a panelled bath with Mira shower above. Shower curtain and rail. Pedestal wash basin. Low level WC. Tiled surrounds. Radiator. Shaving light and point. Extractor fan.

OUTSIDE

The rear garden is enclosed by timber fencing. Pato. Laid to lawn. Borders. Side pedestrian gate.

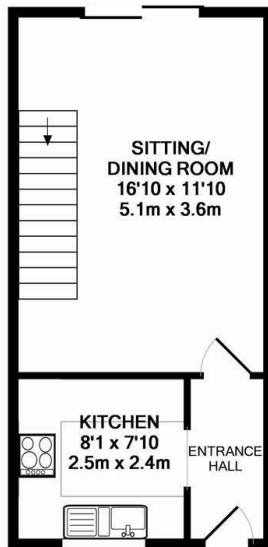
The front garden is laid to lawn and enclosed by mature shrubs. Paved path to entrance. There is an additional lawned area the pavement side of the hedge. In addition, the tenant will be responsible for cutting back the shrubs along the back of the garage, along the pathway, and on the fence line.

GARAGE

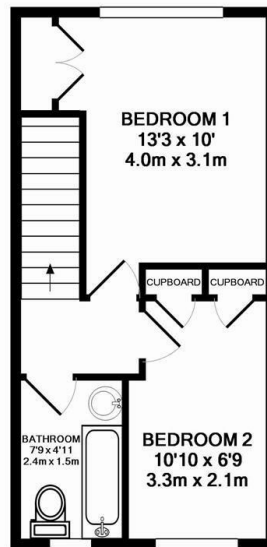
With up and over door. Power and lighting. Eaves storage. Additional parking space in front of the garage.

LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is named after the River Leach that joins the Thames near here and is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a Christmas shop. Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



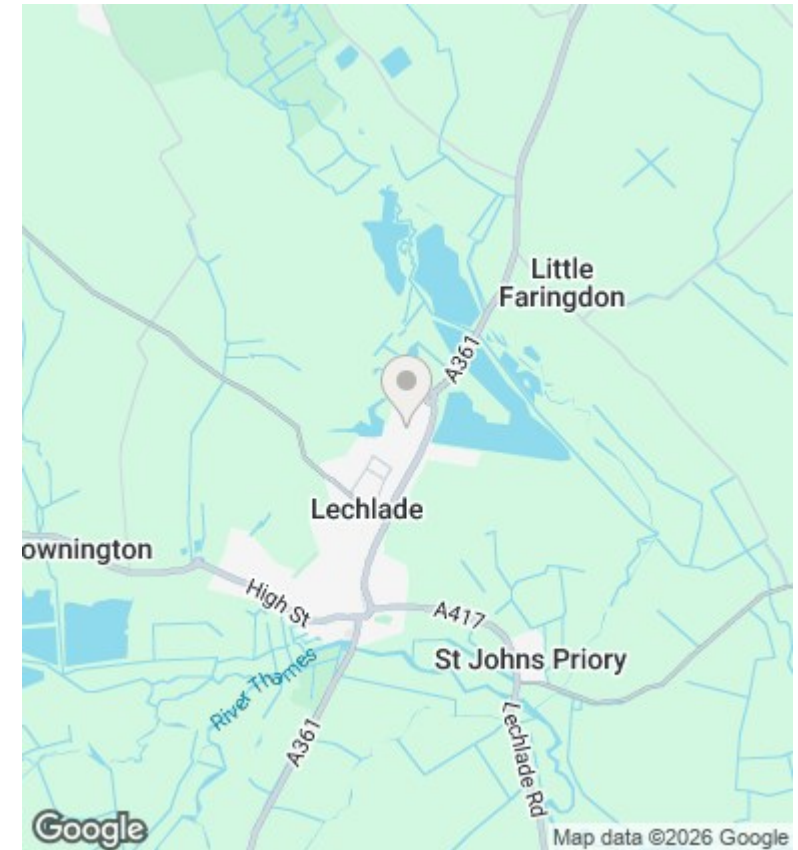
GROUND FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.3 SQ.M. (584 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From the Market Place proceed towards Burford. Turn left at the roundabout and left again into Perrinsfield. Turn right on the second traffic calmer into Swansfield and the property will be found immediately on the left.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	