Ridgeway

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2 Dairy House Cottages, Rhymes Barn Farm, Rhymes Lane, Fairford,

£1,450 Per Calendar Month

- Impressive conversion of a former dairy house
- Open plan sitting room/kitchen
- Rural location
- Bathroom and shower room
- Two/three bedrooms

3 Market Place, Fairford, Gloucestershire, GL7 4AB
01285 712900

fairford@ridgewayestateagents.co.uk
https://www.ridgewayestateagents.co.uk/

Rhymes Barn Farm, Fairford, Gloucestershire, GL7 4BU

An impressive conversion of a former dairy house in a rural location a few miles from the popular Cotswold market town of Fairford. The accommodation offers an open plan sitting room/kitchen, bed 3/office, shower room, two first floor bedrooms and a bathroom. Outside is a forecourt garden and parking.

EPC Rating- C
Council Tax Band- C
Heating type – Electric

Current Electric Provider- TBC. Current Gas Provider- no gas. Water Supplier- Thames Water

Length of Tenancy- 12 Months
Deposit- £1,673.07 (5 Weeks Rent)
Holding Fee- £354.61 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)

2 2 2 C

Council Tax Band: C





ENTRANCE HALL
Entrance door with glazed panel. Tiled flooring. Boiler cupboard.

BEDROOM THREE/OFFICE
9'3" x 9'0"
Window to front. Built in cupboard housing a Hotpoint washer/dryer. Wood effect flooring.

SHOWER ROOM
9'1" x 5'11"
Suite comprising of a shower cubicle, vanity unit and low level WC. Ladder radiator. Tiled flooring.

OPEN PLAN SITTING ROOM/KITCHEN
19'6" x 17'4"
Three windows to the front. Ceramic sink unit with mixer tap inset into a marble effect worksurface with cupboard below. Further range of fitted units. Wood effect flooring. Four ring Sharp hob with built in oven below. Extractor canopy above with a stainless steel splashback panel. Integrated Lamona dishwasher and fridge freezer. Understairs cupboard.

LANDING
Range of built in cupboards.

BEDROOM ONE
11'9" x 11'3"
Velux window to the front with views across the lake and neighbouring countryside. Radiator. Recess shelving. Built in cupboard.

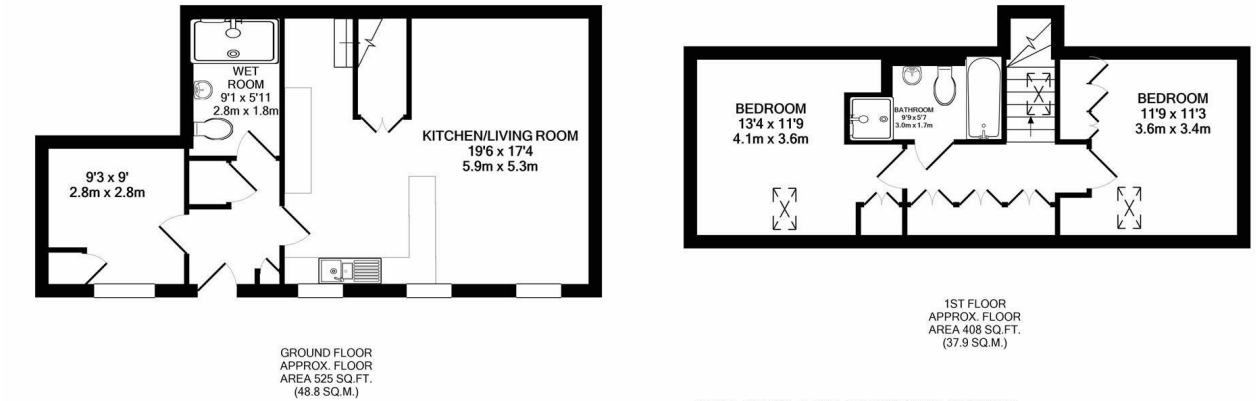
BEDROOM TWO
13'4" x 11'9"
Velux window to the front with views across the lake and neighbouring countryside. Radiator. Fitted shelving. Built in cupboard.

BATHROOM
9'9" x 5'7"
Velux window to rear. Suite comprising of a panelled bath, separate shower cubicle, vanity unit and low level WC. Shaving point. Tiled flooring.

OUTSIDE
Picket fence and forecourt.

ALLOCATED PARKING

FAIRFORD
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.



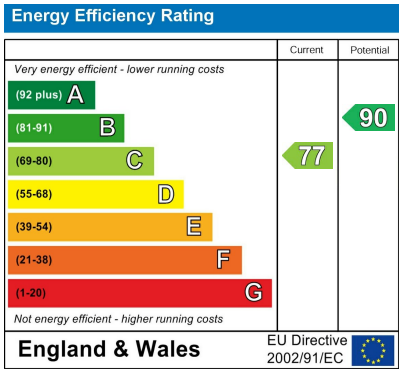


Directions

From the Market Place, proceed out of town towards Cirencester. Turn left towards Marston Meysey then take the left hand fork along Rhymes Lane. After approximately 0.8 miles, Rhymes Barn Farm is on the left. Take the second entrance in.

Viewings

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



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