



First Floor Flat, Cam House, High Street, Fairford, Gloucestershire,

£795 PCM

- A one bed first floor apartment
- Bedroom
- Garden to the rear
- Overlooking the Church
- Kitchen
- Sitting room
- Bathroom. Separate WC

Cam House, Fairford, Gloucestershire, GL7 4AD

A well proportioned one bedroom first floor apartment situated in the High Street, overlooking the Church and Community Centre in the popular Cotswold market town of Fairford. The main accommodation offers a hallway, kitchen, sitting room, bedroom, and a bathroom. There is a garden to the rear.

EPC Rating- E
Council Tax Band- B
Heating type – Electric

Current Electric Provider- TBC. Current Gas Provider- No gas. Water Supplier- Thames Water
Deposit- £917.30 (5 Weeks Rent). Holding Fee- £183.46 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: B



SHARED ENTRANCE

Entrance door and staircase to first floor. Door to both hallway and sitting room for the apartment.

ENTRANCE HALL

Two skylight windows. Wood panelling to dado level. Staircase to bedroom.

SITTING ROOM

17'2" x 13'7"

Window to front overlooking the Church and Community Centre. Fireplace. Dimplex heater.

BEDROOM

13'5" x 10'1"

Window to rear. Dimplex heater. Recess shelf. Television lead. Boarded fireplace.

KITCHEN/BREAKFAST ROOM

11'8" x 9'2"

Half glazed door and staircase to garden. Refitted in March 2017 and comprising of a single drainer stainless steel sink unit with mixer tap inset into a rolled edge work surface with cupboard below. Further range of wall and base units. Splashback panels. Dimplex heater. Utility space.

BATHROOM

8'9" x 6'9"

Obscure glazed window to side. Corner bath with Triton shower over. Wall mounted wash basin. Tiled surrounds. Space heater. Built in airing cupboard.

SEPARATE WC

Obscure glazed window to side. Low level WC. Wall mounted wash basin.

OUTSIDE

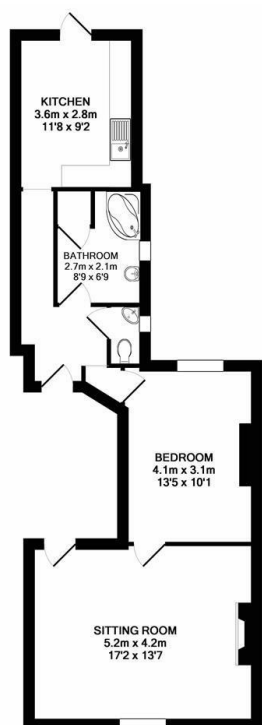
Enclosed garden to the rear. Laid to lawn with flower and shrub borders.

BARN

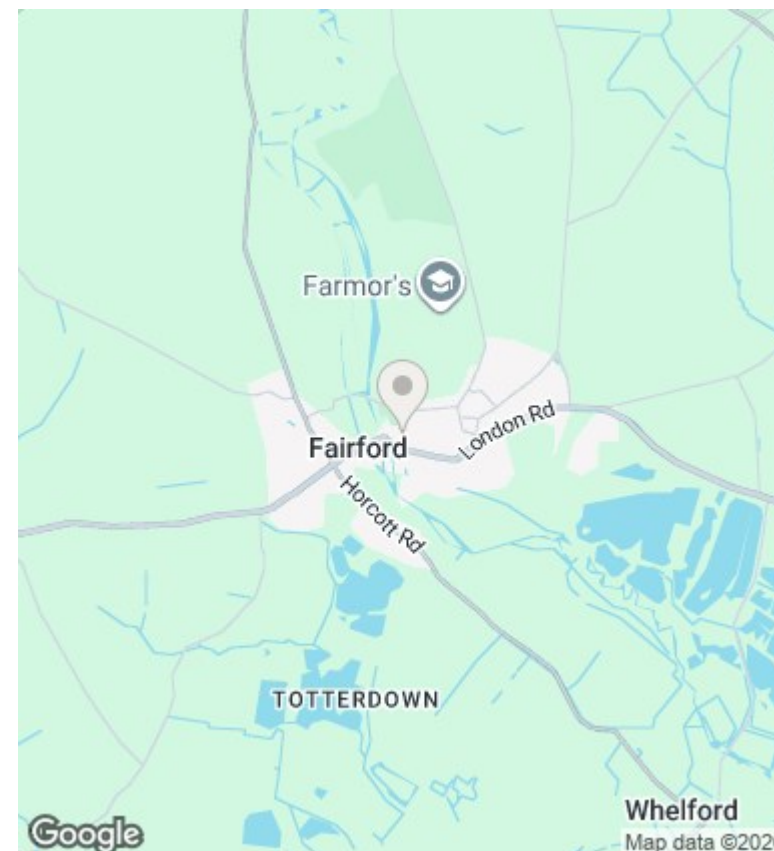
There is a two storey block built store. There are no stairs to the first floor.

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 school is judged to be of outstanding standard, having achieved grade 1 in its Ofsted inspection in 2010. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.



TOTAL APPROX. FLOOR AREA 57.0 SQ.M. (613 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

On foot - From our Fairford office, turn right towards the Church. The flat is above Purely Divine.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		