



## 1 Toveys Granary, Sherborne Street, Lechlade, Gloucestershire, GL7

£1,100 PCM

- Three bedroom ground floor apartment
- Kitchen/dining room
- Part of a granary conversion
- Bathroom
- Sitting room
- Residents' parking

# 1 Toveys Granary, Lechlade, Gloucestershire, GL7 3AH

A three bedroom ground floor apartment forming part of a granary conversion in a no through road close to the centre of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers a sitting room, kitchen/dining room, three bedrooms and a bathroom. There is residents' parking.

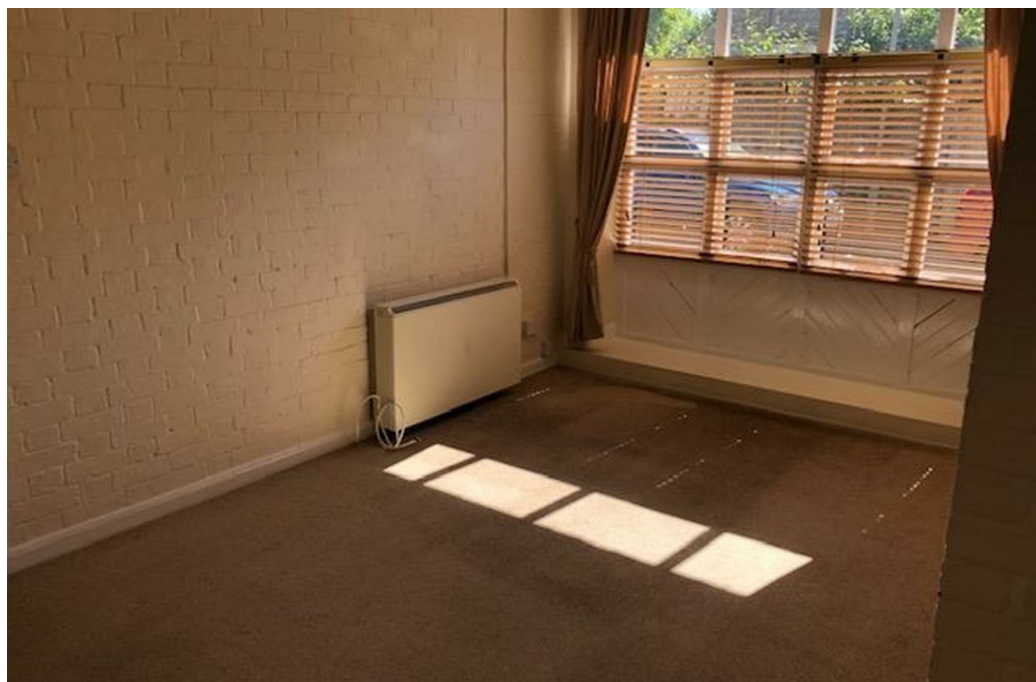
EPC Rating- E  
Council Tax Band- B  
Heating type – Electric

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

Length of Tenancy- 12 Months  
Deposit- £1,326.92 (5 Weeks Rent)  
Holding Fee- £265.38 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: B



### KITCHEN/BREAKFAST ROOM

17'4" x 9'11"

Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further fitted wall and base units. Tiled splashbacks. Creda cooker. Extractor fan. Space and plumbing for automatic washing machine. Space and plumbing for dishwasher. Dimplex heater. Built in meter cupboard. Archway to sitting room.

### SITTING ROOM

16'1" x 9'0"

Feature window to front. Dimplex heater. Television aerial. Telephone point.

### INNER HALL

### BEDROOM ONE

9'0" x 8'3"

Feature window to front. Dimplex heater. Built in double wardrobe.

### BEDROOM TWO

11'1" x 9'1"

Window to rear. Fitted wardrobe. Dimplex heater.

### BEDROOM THREE

9'0" x 8'0"

Window to rear. Dimplex heater.

### BATHROOM

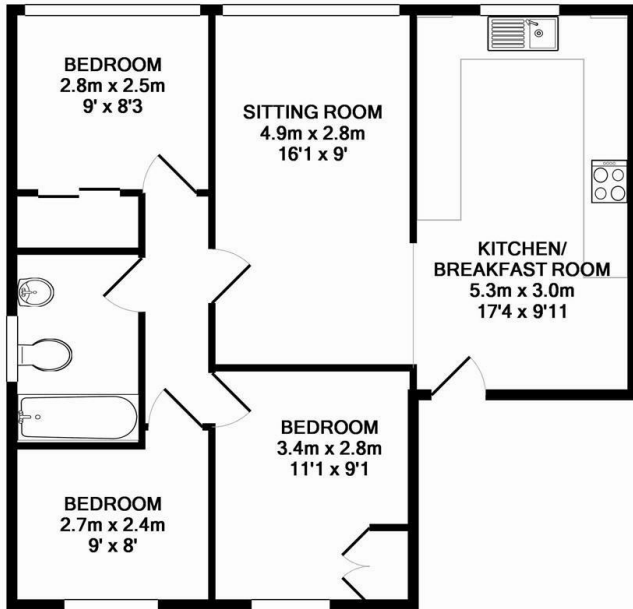
Obscure glazed window to side. Refitted suite comprising of a panelled bath with Triton shower above. Low level WC. Pedestal wash basin. Tiled surrounds. Extractor fan. Electric radiator.

### OUTSIDE

There are communal grounds consisting of a gravelled courtyard. There is a parking allowance for two cars.

### 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 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 good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times 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.



TOTAL APPROX. FLOOR AREA 60.8 SQ.M. (654 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 into Burford Street and then left into Sherborne Street. Toveys Granary is at the end on the right.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	