



90 Perrinsfield, Venymore, Lechlade, Gloucestershire, GL7 3SE

£1,150 PCM

- Three bed semi detached
- Cloakroom
- Sitting room
- Garage
- Kitchen/dining room
- Gardens

90 Perrinsfield, Lechlade, Gloucestershire, GL7 3SE

A three bedroom semi detached situated on the northern outskirts of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms and a bathroom. Outside are gardens and a garage.

EPC Rating- C
Council Tax Band- D
Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. 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: D



ENTRANCE HALL

Part obscure glazed entrance door. Radiator.

CLOAKROOM

Obscure glazed window to front. Low level WC. Wall mounted wash basin. Tiled splashbacks. Radiator.

SITTING ROOM

14'11" x 14'9"

Window to front. Two radiators. Staircase to first floor. Television point. Roomstat.

KITCHEN/DINING ROOM

14'9" x 10'1"

Patio doors to garden. Window to rear. The kitchen was refitted in November 2016. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Wood effect tiled flooring. Whirlpool gas hob with extractor above and built in Whirlpool oven below. Zanussi washing machine. Wall mounted Worcester boiler for domestic hot water and central heating (fitted January 2016). Understairs cupboard. Wooden dining table and four chairs (could be removed). Radiator.

LANDING

Roof access. Built in airing cupboard.

BEDROOM ONE

11'11" x 8'7"

Window to front. Wall to wall range of fitted wardrobes. Radiator.

BEDROOM TWO

11'7" x 8'7"

Window to rear. Radiator.

BEDROOM THREE

9'1" x 6'6"

Window to front. Built in wardrobe. Radiator.

BATHROOM

Obscure glazed window to rear. Bathroom refitted November 2016. White suite comprising of a panelled bath with Mira shower over. Tiled surrounds. Wash basin. Low level WC. Medicine cabinet. Radiator. Mirror. Shaving light and point.

OUTSIDE

A paved pathway leads to the entrance and extends to the side into the rear garden via a pedestrian gate. Laid to lawn with borders. There is a mature hedge and area of lawn towards the footpath that would be the responsibility of the tenant to upkeep.

The rear garden is enclosed by timber fencing. Laid to lawn with shrub borders. Patio area.

GARAGE

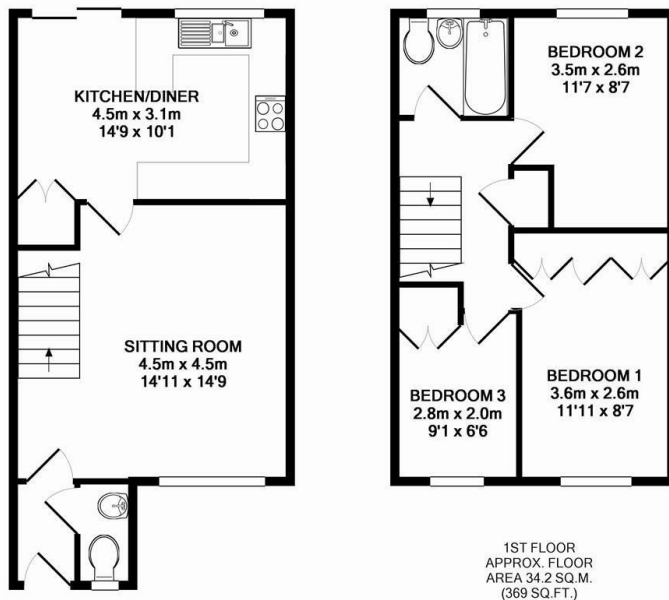
With up and over door. Eaves storage.

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.

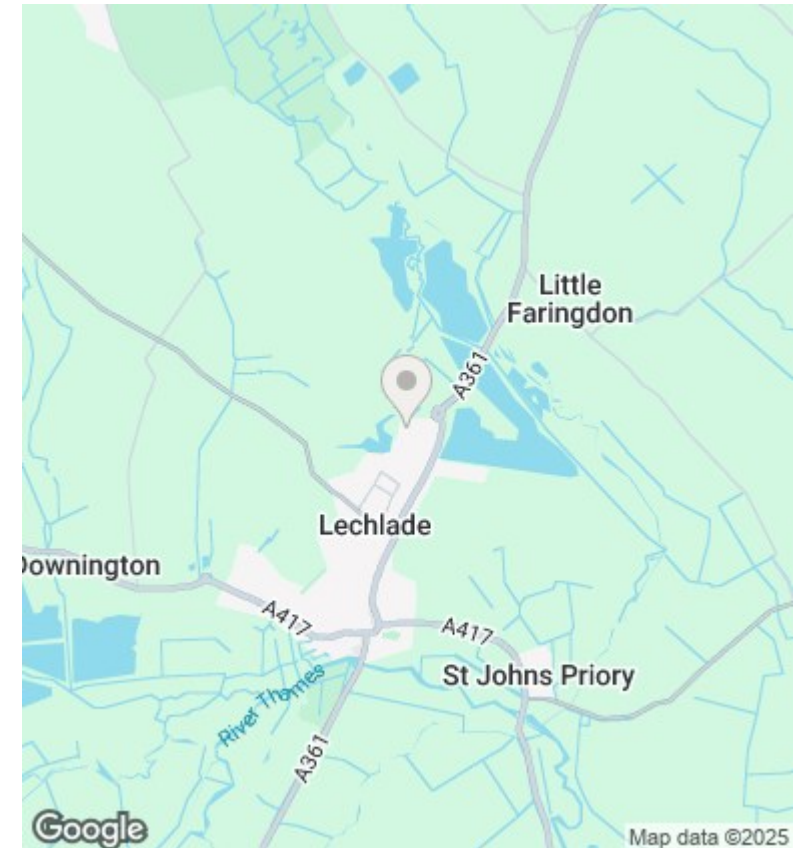
Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses 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 37.5 SQ.M.
(404 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.8 SQ.M. (773 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 and left at the roundabout. Turn left into Perrinsfield and the property will be found a short distance on the left after the first traffic calmer.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC