



4 Toveys Granary, Sherborne Street, Lechlade, Gloucestershire, GL7

£795 PCM

- One bed duplex apartment
- Bathroom with shower
- Sitting room
- Parking
- Kitchen/dining room

4 Toveys Granary, Lechlade, Gloucestershire, GL7 3AH

A one bedroom duplex apartment forming part of a former granary conversion and situated just off the centre of the sought after Cotswold market town of Lechlade on Thames. Comprising of a sitting room, kitchen/dining room, bedroom and bathroom. There is parking in the courtyard.

EPC Rating- D
Council Tax Band- B

Length of Tenancy-
Deposit: - £917.
Holding Fee- £183.40(1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: B



KITCHEN/DINING ROOM

17'7" x 10'4"

Entrance door with obscure glazed sidescreen. Window to front. Staircase to bedroom. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted units. Beko electric cooker. Extractor fan. Tiled splashbacks. Space and plumbing for automatic washing machine. Further utility space. Dimplex heater. Inset ceiling spotlights. Painted beams. Built in cupboard with hot water cylinder. Wood effect lino flooring.

INNER HALL

SITTING ROOM

10'2" x 8'8"

Window to front. Dimplex heater. Television lead. Built in wardrobe.

BATHROOM

6'8" x 6'6"

Skylight. Suite comprising of a panelled bath with Triton shower above, pedestal wash basin and low level WC. Tiled surrounds. Extractor fan. Electric radiator. Wood effect lino flooring.

BEDROOM

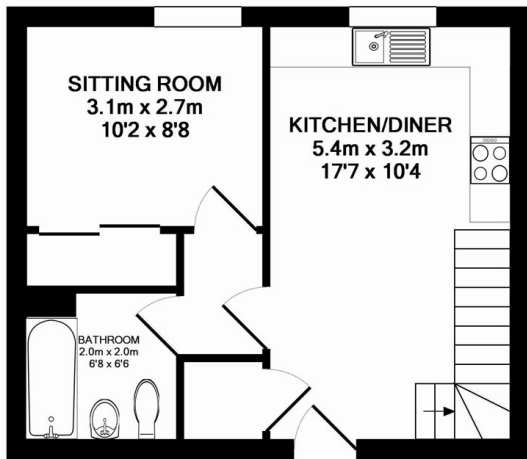
20'8" x 12'6"

Three velux windows. Two dimplex heaters. Eaves storage.

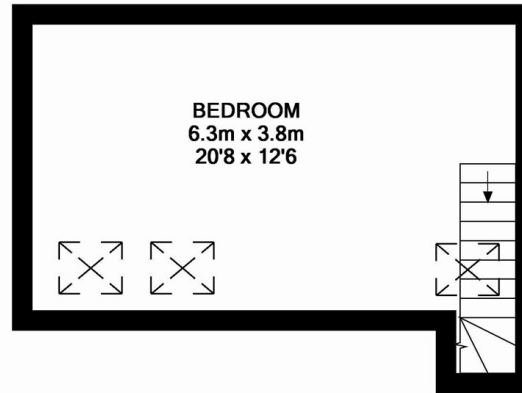
LECHLADE ON THAMES

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 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.



GROUND FLOOR
APPROX. FLOOR
AREA 33.3 SQ.M.
(359 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 24.5 SQ.M.
(264 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.8 SQ.M. (623 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 into Sherborne Street. Toveys Granary is the last building on the right. Proceed behind the property and number 4 is up the stairs.

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		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	