



HOLMANS
ESTATE AGENTS

5 Blenheim Way, Moreton-in-Marsh, Gloucestershire, GL56 9NA

£1,600 p.c.m.

Property Description

Positioned towards the forefront of this widely acclaimed modern development to the North East of Moreton in Marsh, this stylishly appointed and thoughtfully enhanced three storey, three double bedroom townhouse has a traditional stone frontal façade and is strongly recommended for internal inspection by those looking for a contemporary style home with added character only a few hundred yards from the High Street.

Features of the property include a limestone style floor with underfloor heating in the living room, a conservatory extension to the rear doubling as a dining room, also with underfloor heating, there is a stylish fitted kitchen with a good range of appliances and there are ensuite bathrooms not only to the master bedroom but also to the guest suite on the second floor. The living room has a homely woodburning stove, there are built in wardrobes to two bedrooms and a small but enclosed landscaped rear garden, off street parking and a garage with remote controlled electronically operated up and over door.

The property is located in a residential cul-de-sac not only convenient for the High Street in Moreton in Marsh but also very convenient for access to the town's railway station with links to Oxford and London Paddington.

Entrance Hall

(17' 4" x 6' 8") or ()

Oak style Karndean flooring. Easy staircase returning to first floor. Built in understairs storage cupboard with consumer unit.

Ground Floor Cloakroom

Two piece suite in white with low flush wc and wash hand basin set into double cupboard unit with mosaic tile splashback. Large dressing mirror. Single radiator. Built in extractor.

Kitchen

(9' 6" x 11' 7") or ()

Karndean flooring to match the hallway. Beech style laminate work tops fitted to two sides with inset 1 1/2 bowl stainless sink unit with single drainer and mixer tap. Integrated dishwasher, integrated washer dryer. Split level fridge with freezer below. Eight bottle integrated wine rack. Four separate base cupboards and six matching wall mounted cupboards one housing gas fired central heating boiler. Split level gas hob with built in electric circatherm oven below and externally ducted canopied cooker hood above. Space and plumbing for tumble dryer. Double radiator. Mosaic tiled surround to work surfaces. Inset spotlights to the ceiling.

Living Room

(19' 0" x 11' 2") or ()

Limestone style travertine flooring with matching hearth and cast iron woodburning stove set into chimney breast. Double radiator. Under floor electric heating with thermostat control in the hallway.

Conservatory

(15' 9" x 7' 7") or ()

Ceramic tile floor with thermostatically controlled underfloor heating. Double radiator with canopied surround. Glazed on two and a half sides with apex roof and wall light point. Double doors opening into living room. TV aerial point. Concealed pencil lighting in the floor.

First Floor Landing Area

Double radiator.

Bedroom 1

(11' 5" x 11' 0") or ()

Two double built in wardrobes. Full height dressing mirror. Built in shelves. Single radiator. Padded bedhead with inset pelmet lighting. TV aerial point.

Ensuite

Three piece suite in white with low flush wc, wall mounted wash hand basin and shower cubicle with tiled interior. Inset spotlights to the ceiling. Built in extractor. Shaver point. Ladder style heated towel rail and radiator. Built in airing cupboard.

Bedroom 2

(10' 9" x 9' 7") or ()

Single radiator. Telephone point.

Bathroom

Three piece suite in white with low flush wc, wash hand basin set into double cabinet, enamelled steel bath with hand held shower attachment, large dressing mirror, inset spotlights to the ceiling. Ladder style heated towel rail and radiator. Built in extractor.

Second Floor Landing Area

Airing cupboard with pressurised water heating system.

Bedroom 3

(11' 6" x 10' 7") or ()

TV Aerial point. Telephone point. Dormer window. Double built in wardrobe. Double radiator.

Ensuite Shower Room

Three piece suite with low flush wc, wall mounted wash hand basin and shower cubicle with tiled interior and thermostatic shower. Two inset spotlights to the ceiling. Single radiator.

Outside

Rear Garden

(20' 0" x 25' 0") or ()

Block paved area with landscaped shrubberies. Integrated lighting. Outside water tap and power point. Gated access to rear courtyard. The garage belonging to this property is the right hand one of a block of three garages opposite the back entrance to this property.

Side Garden

The area between the property itself and the courtyard is a landscaped area and has the advantage of a log store and a covered waste bin area. There is a small open plan front garden.

Garage

(17' 0" x 9' 0") or ()

Electronically operated remote control timber up and over door. Power and light installed.

Terms and Conditions

Available immediately.

Unfurnished.

Rent: £1,600.00 p.c.m payable monthly in advance by standing order.

Holding Deposit £369.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

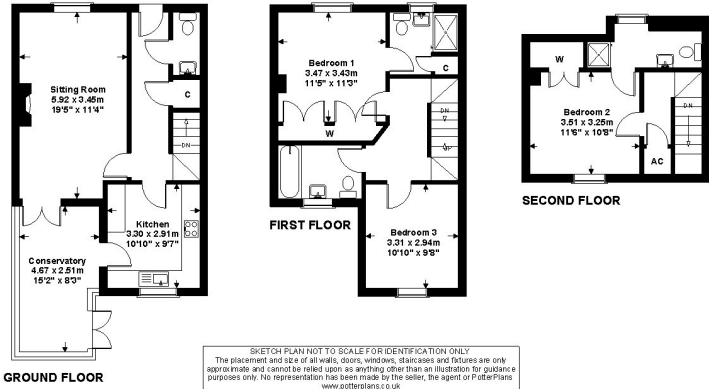
Security Deposit: £1,845.00 (refundable at the end of the tenancy subject to a final inspection).



Directions

From our Moreton in Marsh office turn right and the end of the High Street continue over the railway bridge then taking the first turning on the right into Todenham and first right again into Blenheim Way. This property is then a short way along on the left hand side.

5 Blenheim Way, Moreton in Marsh GL56 9NA
 Approximate gross internal area 1299 sq ft - 120 sq ft



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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