



HOLMANS
ESTATE AGENTS

6 St. James Court, Moreton-in-Marsh, Gloucestershire, GL56 0ER

£895 Monthly

Property Description

A stylishly appointed inner terrace two storey, two bedroom townhouse situated in a small cul-de-sac in a level position only 400 yards from the centre of this popular North Cotswold market town.

The property has a modern fitted kitchen with a good range of units including a built in oven and hob, there is a new contemporary bathroom suite with attractive tiling and mahogany style upvc double glazing to all windows and doors. The property has gas fired central heating from a combination boiler and an attractively landscaped rear garden with a westerly aspect for the afternoon sun.

There is off street parking for one car in addition to a garage en bloc and just to the side of the property.

St James Court is positioned just off Fosseyway Avenue with a small walkway to the side allowing ease of access to the Stow Road and subsequently to Moreton High Street.

Moreton in Marsh has a wide range of shops and amenities, a hospital, two doctors surgeries, a primary school and its own railway station with links to London Paddington.

Entrance

Upvc mahogany style double glazed front door.

Living Room

(11' 8" x 13' 4") or ()

Double radiator. Easy staircase rising to first floor with built in understairs storage cupboard. Gas point exists for gas fire if required with integral flue. Five power points.

Kitchen

(11' 07" x 8' 04") or (3.53m x 2.54m)

Granite style laminate worktops fitted to three sides with inset 1.5 bowl stainless steel sink unit with single drainer and mixer tap. Maple style fronted units incorporating 4 base cupboards and 7 matching wall mounted cupboards. Built in 5 bottle wine rack. Attractively tiled surround to the work surfaces. Peninsular Moffat cooker hood over split level stainless steel Moffat gas hob with built in electric circatherm oven below. Single radiator. Nine power points. French style double glazed door leading onto attractively landscaped rear garden.

Landing

Single power point.

Bedroom 1

(9' 2" x 11' 8") or ()

Two double full height built in wardrobes. Built in over stairs cupboard. Single radiator. Outlook over courtyard. Inset spotlights to the ceiling. Drop down folding timber ladder to part boarded loft area with light.

Bedroom 2

(11' 7" x 6' 1") or ()

Westerly outlook over rear garden. Single radiator. Two power points. Inset spotlights to the ceiling.

Bathroom

With three piece suite in white comprising low flush wc, pedestal wash hand basin and enamelled steel bath with shower attachment. Attractively tiled walls with dado tiling relief. Ladder style chrome towel rail and radiator. Built in extractor. Inset spotlights to the ceiling.

Garage

The garage apportioned to this property is to the right and is the central garage of 3 enbloc with parking space one vehicle in front.

Rear Garden

(27' 0" x 13' 0") or ()

Westerly aspect taking full advantage of the afternoon and evening sun. Well screened with larch lap fencing on three sides. Patio immediately adjacent to the property. Quarter circle patio to the rear. Chipping base. Maturing tree.

Front Garden

Open planned lawned area with maturing shrubs and pathway beyond.

Outside Storage

Gas and electric meter. Glow worm combination boiler for instantaneous hot water and gas fired central heating.

Terms & Conditions:

Available immediately.

Unfurnished.

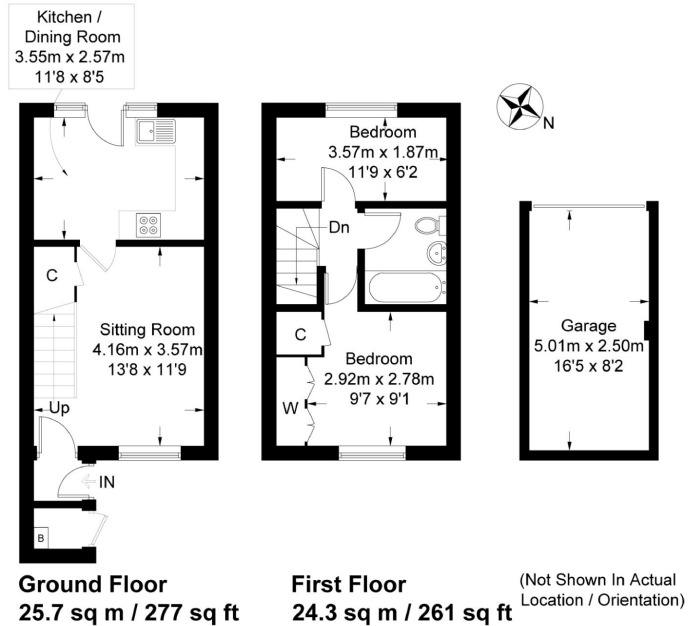
Rent £895 p.c.m payable monthly in advance by Standing Order.

Holding Deposit - £206.00. 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 £1,030.00 (refundable at the end of the tenancy subject to final inspection).



6 St. James Court, Moreton in Marsh, GL56 0ER



Approximate Gross Internal Area = 50 sq m / 538 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 62.5 sq m / 672 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID212046)

Directions

From our Moreton in Marsh office turn left continuing south towards Stow on the Wold. At the town boundary turn left opposite the Esso filling station into Fossey Avenue, first left into Bowes Lyon Close and at the end of which turn left in St James Court. This property is almost dead ahead.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B		89	(81-91) B
(69-80) C	74		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

