



## Foxcroft Cottage, Horwood Lane Wickwar, Wotton-under-Edge, GL12 8NU

- New Build Detached House
- Lounge
- Kitchen/Dining Room with White Goods
- 3 Double Bedrooms with Master Ensuite
- Bathroom & Cloakroom
- Garden, Double Carport & Parking
- Available Now
- Energy Efficiency Rating - C

**£1,400 pcm**





## Property Description

### ENTRANCE HALLWAY

Radiator, wood effect flooring, staircase to first floor with cupboard under housing LPG gas combination boiler, doors to cloakroom, lounge and kitchen dining room.

### LOUNGE

16' 7" x 12' 9" (5.05m x 3.89m) A light and airy room with double glazed window to front of the type found throughout the property, radiator, TV point, telephone point, carpeted flooring, patio doors to rear garden.

### KITCHEN/DINING ROOM

23' 7" max. x 12' 2" min. (7.19m x 3.71m) Spacious room with windows to side and patio doors to garden. Range of white Hi-Gloss wall and base units with wooden worktops over and lighting under, inset stainless steel 1 1/2 bowl sink with single drainer, inset ceramic hob with stainless steel extractor over and single electric oven under. Integral fridge/freezer, dishwasher and washing machine, radiator, wood effect flooring, door to hallway.





#### CLOAKROOM

Obscure window to side, WC, basin, heated towel rail, extractor, wood effect flooring.

#### FIRST FLOOR LANDING

Window to side, loft access, carpeted, doors to bedrooms and bathroom.

#### MASTER BEDROOM

13' 4" x 12' 1" (4.06m x 3.68m) Window to front & Velux to side, built in wardrobes, TV point, telephone point, carpeted flooring, door to ensuite shower room.

#### ENSUITE SHOWER ROOM

White suite comprising WC, basin with drawers under, shower cubicle, heated towel rail, extractor, shaver point, obscure window to side, wood effect flooring.

#### BEDROOM 2

13' 7" max. x 9' 8" (4.14m x 2.95m) Window to rear and Velux to side, built in wardrobes, radiator, TV point, telephone point, carpeted flooring.

#### BEDROOM 3

13' 7" max. x 10' 1" av. (4.14m x 3.07m) Windows to side and rear, built in wardrobes, radiator, TV point, telephone point, carpeted flooring.

#### BATHROOM

White suite comprising WC, basin with drawers under, bath with Monsoon shower over, shower screen, heated towel rail, extractor, shaver point, Velux window to side, wood effect flooring.

#### GARDENS

South/West facing with fences to front, side and rear, lawn (to be seeded), patio, external lights, external tap.

#### DOUBLE CARPORT & PARKING

Double carpet (due to be completed February 2020), parking for 2 vehicles.

#### WICKWAR

is an established country village conveniently located between Bristol Bath and Gloucester and Chipping Sodbury, Wotton under Edge and Falfield. There is access to the M4 motorway junction 18 Tormarton and the M5 junction 14 at Falfield. There is a local village shop (located in the public house) social club, garage and the renowned Alexander Hosea primary school. The well respected Katharine Lady Berkeley Secondary School is in the next village of Kingswood, there is a school bus pick up from Wickwar. There are local football and cricket teams.





#### SERVICES

Mains electricity, water and sewerage are connect to this property.

Central heating is fuelled by LPG

Solar Panels, which feed back into the electricity supply for the property.

COUNCIL TAX BAND - TBC

#### DEPOSIT

Please be advised that a security deposit equivalent to 5 weeks rent i.e. £1615 will be required

#### RESTRICTIONS

Kindly note that the following restrictions apply to this property: No Smoking, No Pets.

#### VIEWING

Strictly by appointment through: Country Property Agents, Telephone: 01454 322 339,

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)







## PERMITTED PAYMENTS & TENANCY INFORMATION

As well as paying the rent and security deposit, you may also be required to make the following permitted payments:

Holding Deposit equivalent to 1 weeks rent (if requested by landlord).

During the tenancy (payable to the Agent/Landlord):

Payment of up to £50 inc VAT if you wish to change the tenancy agreement e.g. This could be making changes to the tenancy agreement to enable:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property
- or any other amendment which alters the obligations of the agreement

Payment of interest for the late payment of rent, at a rate of 3% above the Bank of England Base Rate.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Redress Scheme - The Country Property Agents are members of The Property Ombudsman, Membership Number R00190

Client Money Protection Scheme - The Country Property Agents are members of RICS, Membership Number 028892

## MONEY LAUNDERING ACT

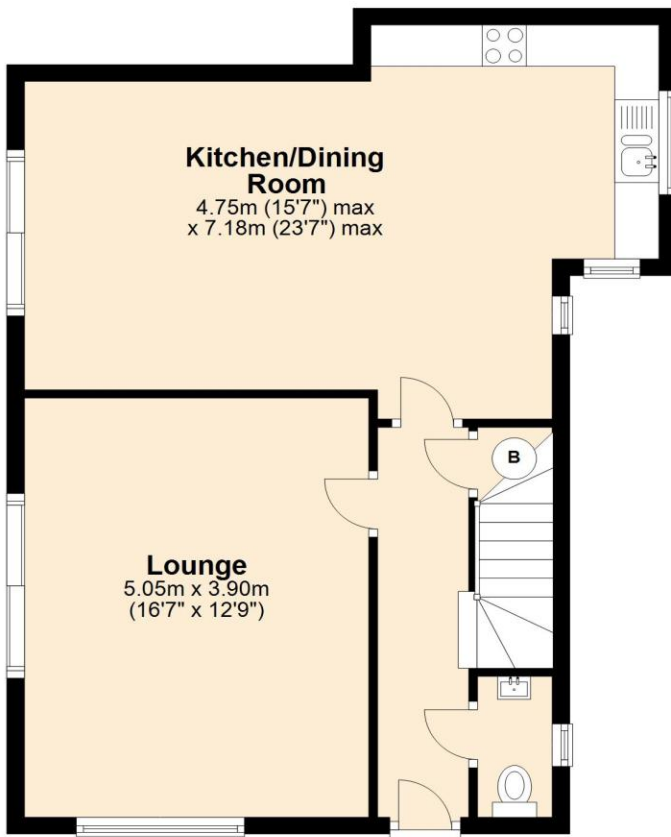
Under the terms of the Money Laundering Act estate agents are now required to ask tenants to produce identification documentation. A copy of your passport or driving licence, and a utility bill will be required. We thank you for your co-operation when applying to rent a property in order that your application is not delayed.

## INSURANCE

It is recommended that tenants ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings" and be responsible for effecting any insurance the Tenant requires for their own possessions. If insurance is taken out please could a copy of the Policy be provided to Country Property Agents for our records before the commencement of the tenancy. FCC Paragon can provide insurance policies for tenants and can be contacted on 0844 375 9604. Alternatively we can send you a link so you can obtain a quote online.

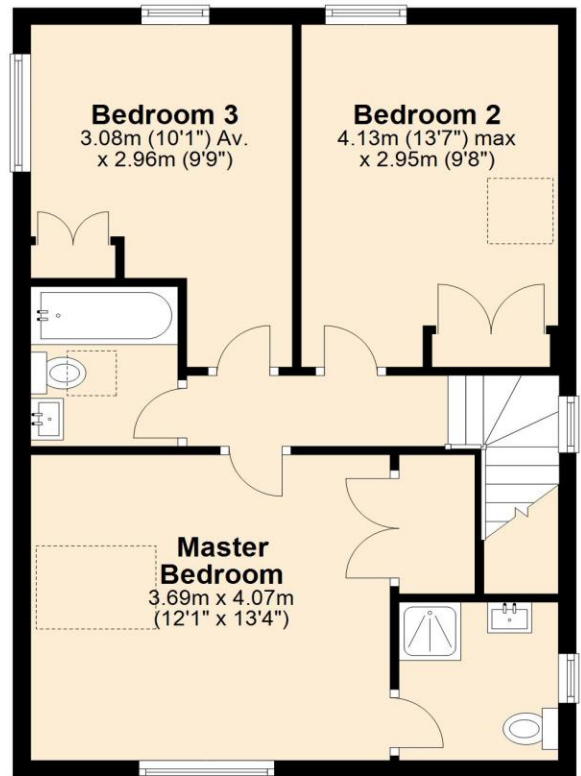
## Ground Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



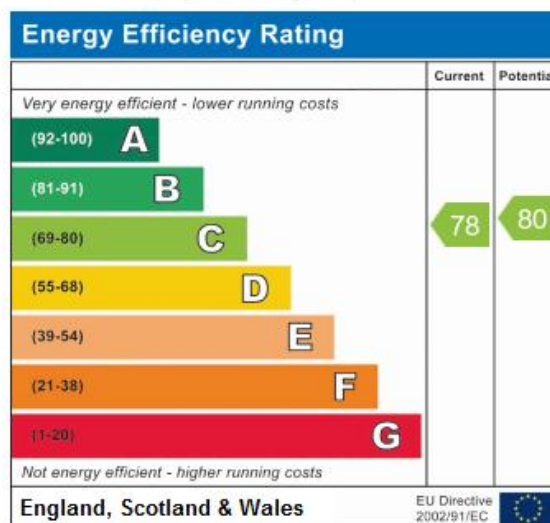
## First Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



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Agents Note: Please note Country Property Agents have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose - although Country Property policy is to encourage Landlord clients to ensure compliance and timely repairs or remedial work if and when required. Where provided, floor plans are produced solely as a helpful illustration of the layout - they are not scale drawings and must not be treated as such.