

# **5 Peelers Court**

## **High Street, Moreton-in-Marsh, GL56 0AG**



### **A CENTRALLY LOCATED NEWLY BUILT TWO BEDROOM COTTAGE**

**Entrance hall, cloakroom, open plan living room/kitchen, master bedroom with en-suite shower, further bedroom and bathroom. Secure gated parking for one car and garden.**

**Available now - Unfurnished - No Pets**

**£875 per calendar month**

**HAYMAN-JOYCE**

## MORETON-IN-MARSH

- Area Info

## THE PROPERTY

- Entrance hall with cloakroom
- Open plan living room/kitchen with all integrated appliances, log burner and patio doors to garden
- Master bedroom with en-suite shower room
- Bedroom two
- Bathroom with shower over the bath
- Enclosed low maintenance garden
- Secure gated parking for one car and shared visitor parking space



## GARDENS

- Low maintenance rear garden. Secure gated parking for one car and one shared visitors space.

## DIRECTIONS

- From the High Street head north on the A429 (Fosse Way) and Peelers Court is on the left hand side just before Warners Budgens.

## SERVICES

- Mains water, electricity, gas and drainage are connected to the property

## TENANCY DETAILS AND COSTS

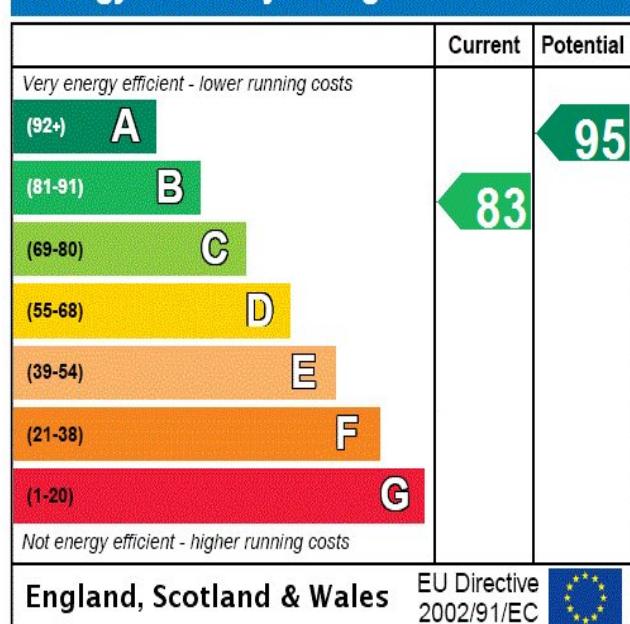
- The property is offered Unfurnished with carpets and curtains as fitted and appliances as detailed and **for a minimum of 12 months**
- **RENT:** £875 per calendar month
- **DEPOSIT:** £1325. The Deposit for this property will be held by The Deposit Protection Service
- Application for References - £25 per application
- Holding Fee - £300. **Payment of the holding fee reserves the property until the agreed date. The holding fee is non-refundable. Should the Tenant withdraw from the agreement before the tenancy commences or fail to provide satisfactory references. Once the tenancy starts it is put towards the first month's rent.**
- Half cost of tenancy agreement including Vat - £90
- Half cost of Inventory £55

## VIEWING

- Strictly by prior appointment only with the sole letting agents:-

**HAYMAN-JOYCE**  
01608 651188

## Energy Efficiency Rating



## IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given only as a guide and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

## MORETON-IN-MARSH

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## BROADWAY

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