

**1 Davies Road
Moreton-In-Marsh, GL56 0HR**



**A FOUR BEDROOM SEMI-DETACHED FAMILY HOME
OFFERING SPACIOUS ACCOMMODATION, WITH SOUTH
FACING GARDEN, AND GARAGE.**

**Entrance hall, sitting room, dining room, kitchen, utility and
cloakroom.**

**Four generous bedrooms and bathroom.
Front and rear gardens. Garage and parking.**

Available now - Unfurnished - Pets considered

£1,000 per calendar month

HAYMAN-JOYCE

THE PROPERTY

- Entrance hall with cloakroom
- Sitting room with double doors opening to
- Dining room with sliding door to garden
- Kitchen with space for oven, and fridge-freezer
- Utility with space and plumbing for washing machine and dishwasher
- Four bedrooms - three with fitted wardrobes
- Family bathroom – newly fitted with shower over bath

GARDENS

- An enclosed south facing rear garden, with gated side access laid mainly to lawn with patio area. Front garden laid to lawn.
- Driveway with parking
- Single garage

DIRECTIONS

- From the High Street of Moreton-in-Marsh take the A44 towards Chipping Norton and Oxford proceed to the outskirts of town and turn left into Mosedale. Davies Road is the second turning on the left and No. 1 is the first house on the left

SERVICES

- Mains water, electricity, gas and drainage are connected to the property. Gas central heating

OUTGOINGS

- Council tax – currently band D
- Council Tax payable for 2014/2015 £1483.70

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: £1,000 per calendar month
- DEPOSIT: £1500 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. Before this date the deposit is non-refundable. Should the Tenant withdraw from the agreement before the tenancy commences, the Landlords costs will be deducted and the balance, if any, will be refunded. 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 £72.50
- This property is managed by the Landlord

VIEWING

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

HAYMAN-JOYCE
01608 651188

MIM140319 11/11/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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