

01386 761 515

18 Vine Street,
Evesham, Worcestershire, WR11 4RL
Email: evesham@johnsons-property.co.uk
www.johnsons-property.co.uk

Johnsons 
PROPERTY CONSULTANTS
LETTINGS • SALES • MANAGEMENT



12 Noel Court
, Chipping Campden, Gloucestershire , GL55 6BS

£1,600 per calendar month
Fees apply

2 Bedroom Cottage Available 12 June 2024

Description

SMALL DOG CONSIDERED UPON APPLICATION

This beautifully presented two bedroom Cotswold stone cottage is located in the heart of Chipping Campden and is within a 30 second walk to the main High Street. Chipping Campden boasts many local, independent shops, cafes and restaurants and is within a short drive of other towns such as Evesham and Stratford Upon Avon.

From the High Street, the property can be accessed through an archway adjacent to The Noel Arms Hotel. To the front of the property is a small gated front garden and the main entrance to the cottage. Upon entry, to the ground floor is a hallway leading to various rooms including a very modern kitchen, a downstairs WC and a good size living room with storage cupboard under the stairs. In the living room you will also find exposed beams, really showing off the character of the cottage.

To the rear of the living room is a very light and spacious conservatory which overlooks the garden. The garden is a lovely size and encompasses a small patio area, a lawn and access to the carport at the rear. The carport can park two cars and is a real selling point for this property.

To the first floor are two bedrooms, both with either storage cupboards or built in wardrobes. The bathroom is very modern and encompasses a shower cubicle, basin and toilet.

No smokers, pets or young children.

EPC Rating TBC

Council Tax Band E, payable to Cotswold District Council.

Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com.

N.B - Any white goods left at the property are left on the understanding that the landlord is not obliged to either repair or replace, if they choose not to do so. Breakdowns must be reported to the agent.

BEFORE YOU MOVE IN:

Referencing (identity, immigration and visa confirmation where necessary, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

In order to remove a property from marketing, we will charge a refundable Holding Deposit which will be equivalent to one weeks rent £369.23 and will be used as part of the first month's rent. The Holding Deposit will be returned within 15 days if the landlord or the agent decide not to take the tenancy forward, unless:

- a tenant does not have the right to rent property under the Immigration Act
- the tenant provides false or misleading information (ie failed referencing checks)
- the tenant decides not to enter into the agreement (changes their mind) or fails to take all reasonable steps to enter into a tenancy agreement

Independent redress provided by Property Redress Scheme.

Client Money Protection (CMP) provided by Propertymark.

Tenancy Deposit

The tenancy deposit required for this property is £1,846.15

How to Apply

Simply download an application form from our website for each applicant over the age of 18, complete, sign and return to the office.

Please also supply a suitable form of ID (driving licence or passport) and recent proof of address (less than 3 months old) i.e. utilities bill or phone/ bank statement.

Should you require a Guarantor, they will also need to complete a form.

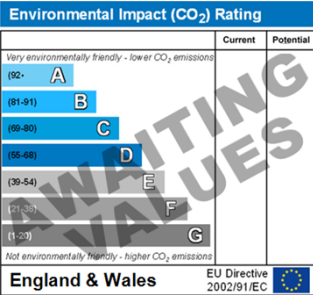
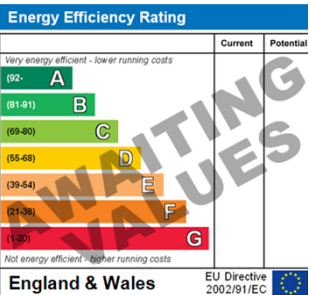
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

Goodlord are an external, professional referencing agency offering an independent, third party referencing service.

Further Information

These particulars are meant for identification purposes only and do not form any part of an offer or contract. Johnsons Property Consultants have the right to change any of the details at any time. Any floorplans are for general identification only and are not necessarily to scale. Any white goods are left on the understanding that the landlord is not obliged to repair or replace. Breakdowns must be reported to the agent.

If you would like a copy of the full Energy Performance Certificate, please contact our office on 01386 761515 or email evesham@johnsons-property.co.uk



Your Notes