

## Cheltern Elms

### BOUGHSPRING, TIDENHAM, CHEPSTOW

4 miles M48 (J2)      3 miles Chepstow      5 miles Lydney

*An attractive three bedroom bungalow set in a highly sought after area  
within an idyllic rural setting  
commanding outstanding views over the Severn Estuary and beyond.*

## AVAILABLE TO LET



Entrance Hall ♦ Dining Room ♦ Sitting Room

Kitchen ♦ Bathroom ♦ 3 Bedrooms ♦

Gas central heating & hot water ♦ Woodburning stove

Large landscaped lawn and garden areas with ample space for car parking

**£875.00 PER CALENDAR MONTH**

(including gardening charges)

Tenancy deposit, reference, application and check out charges will be additional

## DESCRIPTION

Cheltern Elms is an attractive well-appointed detached bungalow. The property benefits from double glazing and propane gas central heating being by a gas combination boiler having been installed in 2014. In addition the property benefits from a wood burner stove which is installed in the living room.

The property is situated in a tranquil rural location with far reaching and commanding views of the surrounding countryside over the Severn Estuary and beyond.

The property is offered unfurnished, with carpets and curtains, fixtures and fittings with some electrical appliances.

## SITUATION

Located approximately 3 miles from the town of Chepstow the property can be accessed from the hamlet of Boughspring or from the A48 via Hanley Lane turning by Hanley Farm Shop. The property benefits from its own private driveway where there is ample parking.

## ACCOMMODATION

### Ground Floor

Entrance Hall

Sitting Room

Dining Area

Kitchen

Bedroom 1, 2 and 3

Bathroom

Basement Garage

The entire property is fitted with UPVC framed windows and doors with double glazed sealed units.

Outside

Garage/store.

Gravelled parking for at least four vehicles, large grass lawn areas with interspersed shrubs, plants and feature pond.

## ACCOMMODATION

To the rear of the property there is a porch area which accommodates outside wc and secure storage area and separate timber garden shed.

The rear garden comprises of a walled terrace area.

## SERVICES

LPG gas fired central heating and hot water

Wood burner stove in sitting room

Metered mains electricity, Mains water, private drainage telephone points.

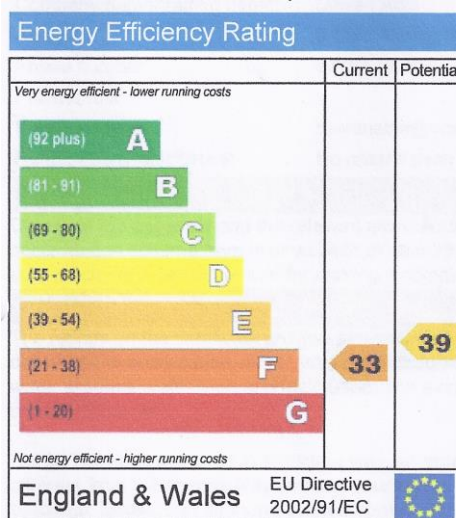
## COUNCIL TAX

From our enquiries the property is understood to be within council tax band E.

## VIEWING

Strictly by appointment with Agents Thomas Price and Partners (01594) 840090.

## ENERGY PERFORMANCE CERTIFICATE



## TERMS OF TENANCY

The property will be let under an Assured Shorthold Tenancy for an initial term of six months. The tenant will be responsible for all outgoings, including Council Tax.

The Landlord will insure the structure of the property, with the Tenant being responsible for the contents including carpets and curtains.

No smokers please, pets by discretion of the Landlord

## DEPOSIT

A deposit equal to two month's rent will be payable with cleared funds being received upon or before the signing of the tenancy agreement. The deposit will be held by the Government Deposit Protection Scheme for the duration of the tenancy and returned to the Tenant upon yielding up the property, less any deductions against the Tenant for non-compliance of their obligations within the tenancy.

There will be a charge of £175.00 payable to Thomas Price and Partners for the seeking of references of the prospective tenant and preparation of the Tenancy agreement (£250.00 for joint tenancy applications).

In addition a check in and check out fee will apply which be payable in advance at the beginning of the tenancy agreement in the sum of £150.00

Tenant References will be sought through an independent referencing company.



Views from Cheltern Elms Lounge

## RENT PAYMENTS

Due in advance by standing order mandate direct to the nominated clients account being due on the first day of each month. The first payment must be made in full by cleared funds being received on or before, the signing of the tenancy agreement.

## IMPORTANT NOTICE

These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Areas, measurements and distances given are approximate only.

Particulars prepared March 2015

