



01454 326846

contact-us@mwfarringtons.co.uk



THE ANNEXE, PINCOTS FARM, PINCOTS LANE, WICKWAR, WOTTON-UNDER-EDGE

£1,000 PCM

AVAILABLE AUGUST 2025!

A modern self contained one bedroom annexe situated on a working farm in Wickwar, Glos with all bills included.

Call Farringtons to arrange a viewing to avoid disappointment on 01454 326846

- Rural Location
- EPC Rating D
- Gas Central Heating
- All Bills Included
- Situated on a working farm
- Initial 6 Month Tenancy to Long Term Let
- Long Term Let

AVAILABLE AUGUST 2025!

A modern self contained one bedroom annexe property situated on a working farm in Wickwar, Glos with all bills included.

The property offers an open plan lounge / kitchen area with space for a washing machine, fridge & freezer, modern bathroom with shower cubicle and a double bedroom with views looking out over the surrounding countryside

Further benefits: gas central heating, UPVC double glazing and parking.

EPC Rating: D

Ideal for a professional single person or couple

Pets considered of the right applicant

Close to M5 motorway for commuting.

Yate Shopping Centre is approx 4 miles away where you will find a variety of high street shops and supermarkets.

Chipping Sodbury High Street is approx 3.5 miles away where you will also find a variety of shops, cafes and Waitrose supermarket.

Permitted Payments:

1. A "Holding Deposit" of £230.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application form.
2. A "Deposit" of £1150.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered for the right applicant, this will be subject to a charge of £20.00 per month
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Deposit: £1,150

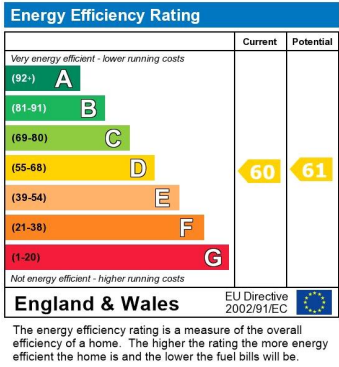
Holding Deposit: £230

Parking options: Off Street



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UNDER-EDGE
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.