

established 200 years

# Tayler & Fletcher



**The Annexe Prescott House**  
Sherborne, Cheltenham, GL54 3DU  
**£200 Per Week**



## The Annexe Prescott House

Sherborne, Cheltenham, GL54 3DU

*Nestled in the charming village of Sherborne, Cheltenham, this delightful detached Annexe is offered as a semi-furnished let. It offers a perfect blend of modern living and comfort. Built in 2012, the property spans an inviting 602 square feet, making it an ideal choice for individuals seeking a cosy yet stylish Annexe.*

### Porch

From the outside covered porch leads to the front door.

### Kitchen

The kitchen has oak fronted units, both above and undercounter. Appliances include 60:40 Fridge Freezer, Dishwasher, microwave, 4 ring electric hob, oven, extractor fan. Cotswold stone floor with underfloor heating. Downlighter for lighting.

### Lounge/Dining Room

Laminate oak flooring. Spiral staircase to upstairs. Double glazed patio door. Dining table and single and double seater settee. Electric wall mounted heaters on timers.

### Bathroom

Slate effect tiled floor with under floor heating. WC, Sink, Tiled walk-in shower with electric power shower.

### Upstairs bedroom

Two Velux windows. Carpeted floor. Downlighters. Half glazed door to Tallett steps. Electric wall mounted heaters on timers. Double bed, single bed, bedside cabinets & drawers.

### Off Road Parking

There is off road parking in front of the Annexe on the gravel area. The gates from the road are to be kept shut when not in use.

### Utilities

Internet is fibre connected through Gigaclear and included with 400MB download speed.  
Reasonable Water use included.  
Electric to be paid at cost, monthly in arrears using meter readings..

### Form of Agreement

The accommodation is intended to be occupied under a resident landlord licence agreement and not an assured tenancy. Access is required to parts of the Annexe by the owner. Suitable for a single professional.

### Agents Notes

The accommodation is suitable for a single professional seeking furnished accommodation within an owner-occupied property working locally during the week.

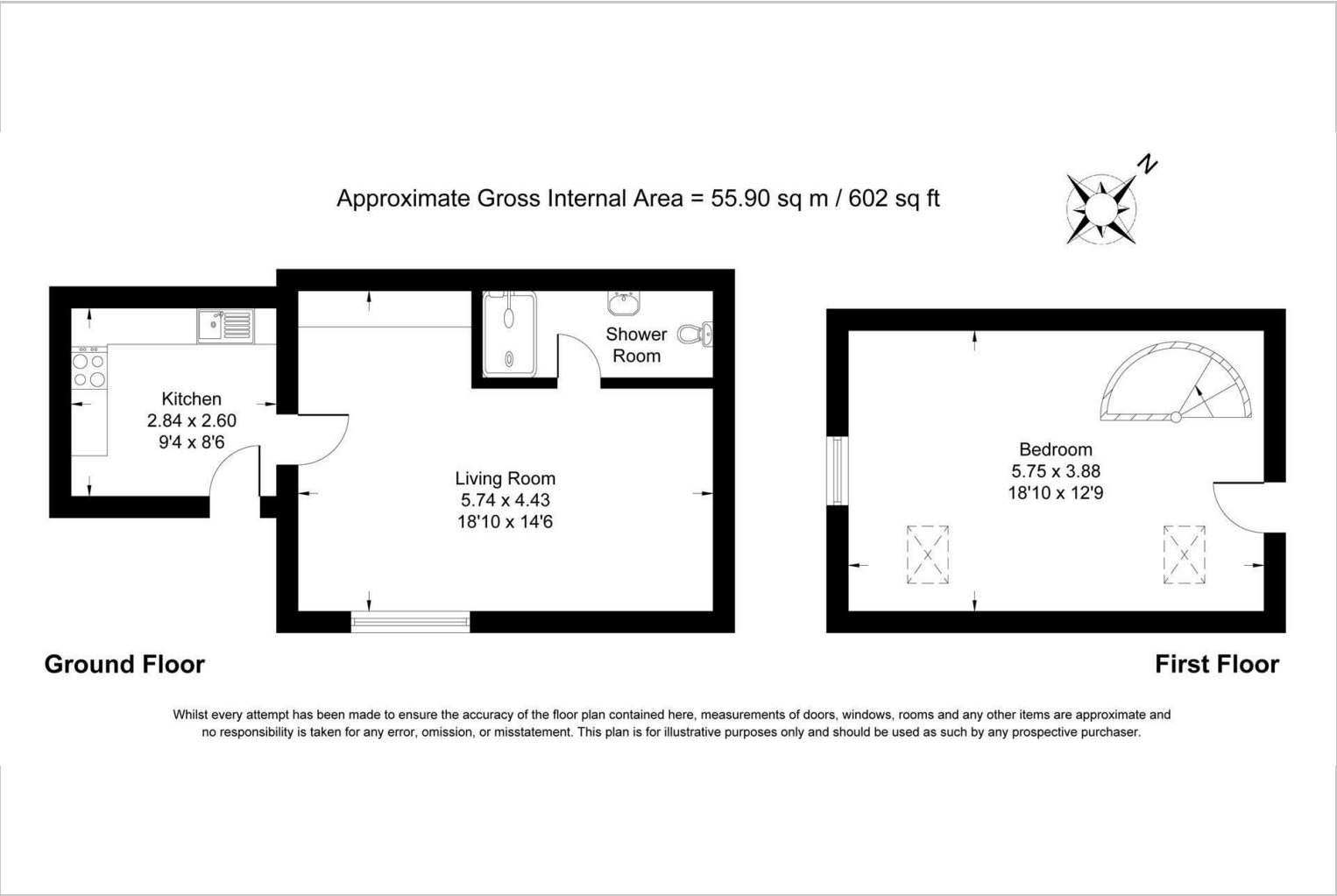
The surrounding area of Sherborne is known for its picturesque scenery and friendly community, making it a wonderful place with an amazing variety of local walks.

Please note the property belongs to an employee of Tayler & Fletcher.





Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |