

established 200 years

Tayler & Fletcher



5 Quarwood Cottages, Stow On The Wold, GL54 1JU

£1,695 PCM

A beautifully refurbished two bedroom, two bathroom Period Cottage on the outskirts of Stow-on-the-Wold. To let unfurnished except for some kitchen white goods, electric oven, carpets, some curtains and blinds and a wall mounted TV for 12 months possibly longer on an Assured Shorthold Tenancy.

taylerandfletcher.co.uk

Directions

From Bourton-on-the-Water take the Fosse Way towards Stow-on-the-Wold. Proceed up the hill and about halfway up turn left through the stone pillars topped with lions, then bear right signposted Quarwood Cottages.

Location

STOW ON THE WOLD is a famous old market town standing in an elevated position on the Cotswolds, approximately seven hundred feet above sea level, with an excellent selection of shops supplying all day to day requirements, good business and educational facilities, and various places of worship. It is conveniently placed for such centres as Bourton-on-the-Water (4 miles), Cheltenham (18 miles), Oxford (28 miles) Moreton in Marsh with main line station (4 miles) and Stratford upon Avon (18 miles) All distances are approximate only.

Description

Quarwood is a private estate located on the southern outskirts of Stow on the Wold.

5 Quarwood cottages is a Period Detached Cottage, built in 1926 and looking onto the estate kitchen gardens. The property retains many of its original features. It benefits from gas fired central heating, secondary double glazing and gardens to two sides. The A429 runs past the back of the property although there is some road noise.

The accommodation is as follows:

Entrance Hall

Solid timber external door to internal lobby with quarry tiled floor and doors leading to:

Utility

Solid timber floor, base units with solid timber worktop, washing machine, drying machine and water softener below. Built in cupboards opposite for storage and housing the Worcester boiler.

Courtyard

Paved courtyard with garden shed and gate through to the garden.

Kitchen

L-shaped wall and base units with solid wood worktop and tiled splash back. Electric oven, gas hob, extractor fan and integrated dishwasher. Further base units with solid wood worktop and tiled splash back with drinking tap, integrated fridge and freezer. Hardwood beams, quarry tiled floor, door to pantry and door to the:

Lounge

With log burner, timber floor boards, double glazed casements with a view to the rear garden.
Door through to the:

Rear Lobby

Quarry tiled floor, cupboard for electric key meter, door to rear garden, stairs to first floor and doors to:

Cloakroom

Quarry tiled floor, pedestal hand wash basin and w.c.

Dining Room

Solid wood herringbone floor and feature fireplace.

Rear Garden

Covered area, walled and fenced garden with garden shed.

First floor

Carpeted landing with door to airing cupboard and doors leading to:

Bedroom 1

Rear facing double glazed window, carpeted floor and feature fireplace

Bedroom 2

Front facing double glazed windows, carpeted floor and door to en-suite with hand basin, w.c., bath and tiled floor

Main Bathroom

Part timber floor, roll top bath, pedestal basin and w.c. Large shower cubicle with stone tiles to wall and floor, 2 towel rails, feature fireplace, mirror and mirrored cabinet to wall.

SERVICES

Mains Gas, Electricity and Water are connected. Gas-fired central heating. Private Drainage.

COUNCIL TAX

Council Tax band D. Rate Payable for 2022/ 2023: £2042.59

Energy Performance Certificate

Band E

RESTRICTIONS

1. Children by arrangement
2. Pets by arrangement
In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%
3. Non smokers only

RENT

£1695 Per Calendar Month. Excludes electricity, gas, water, council tax, and telephone charges.

SECURITY DEPOSIT

A Security Deposit of 5 weeks' rent being £1955 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

HOLDING DEPOSIT

A holding deposit of one week's rent £391 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent.

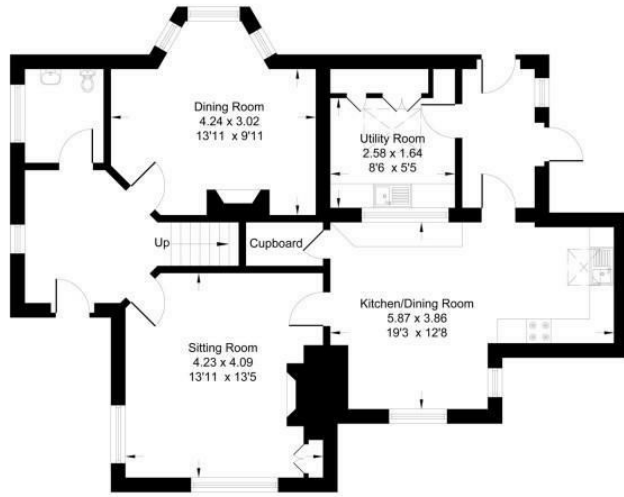
Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

AGENTS NOTE

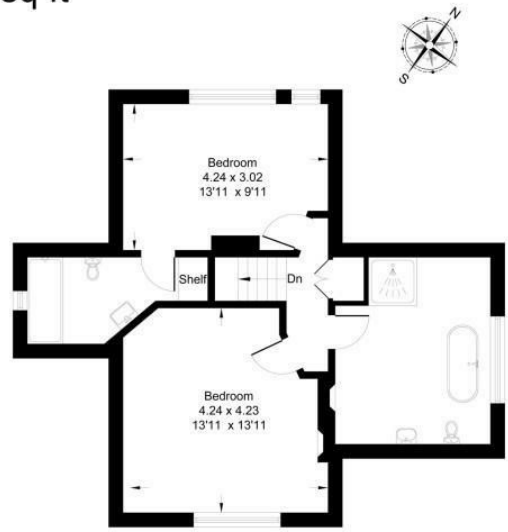
It will be a condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for cheque(s) to be cleared (at present, 10 days should be allowed). If time does not permit for this, then the Tenant(s) will be expected to make arrangements for the amount(s) to be paid by cash, Bankers Draft or Building Society cheque.

Floor Plan

Approximate Gross Internal Area = 132 sq m / 1422 sq ft
 Total = 132 sq m / 1422 sq ft



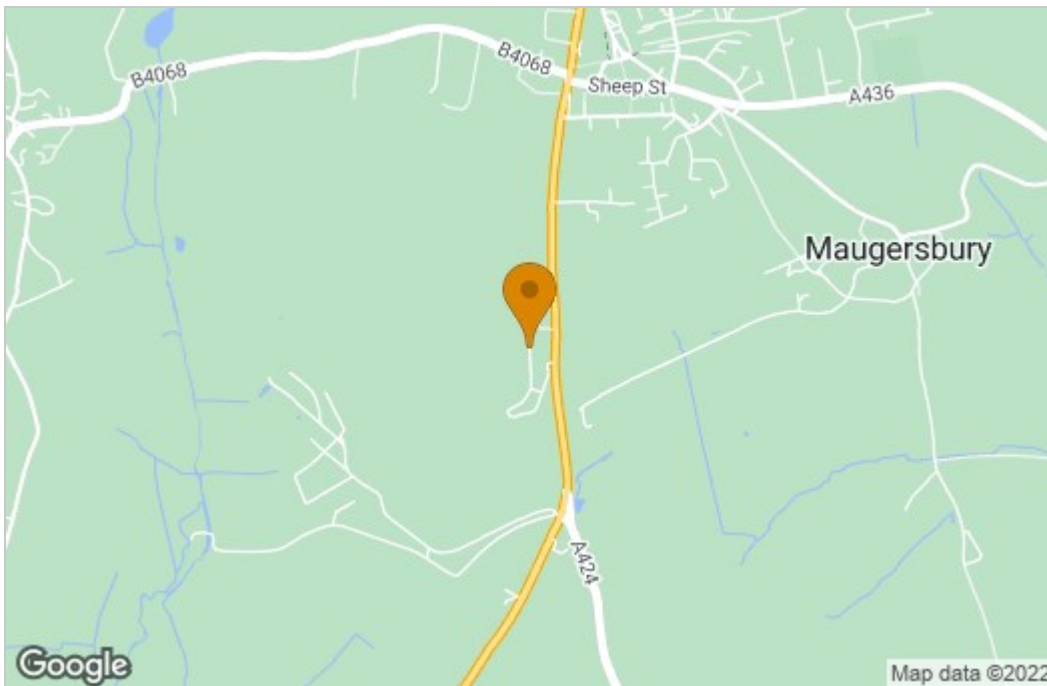
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Information

Deposit Required:
 Not specified

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.