



5A The Hayloft Far Peak, Northleach, Cheltenham GL54 3AP

£695 PCM

A one bed roomed ground floor Apartment with parking for up to two cars in a rural location.
To Let unfurnished for 12 months possibly longer. Available now.

Deposit £801

taylerandfletcher.co.uk

DIRECTIONS

From our Bourton-on-the-Water office turn left onto the A429 Fosseway towards Northleach, take the second exit at the roundabout towards Northleach and continue towards Cirencester going straight over at the traffic lights. Take the left hand turn towards Arlington and Bibury at Northleach Mower Services. After less than half a mile turn right into Far Peak.

FAR PEAK

Far Peak is a beautiful 25 acre site, situated just off the Fosse Way near the small market town of Northleach. The site is surrounded by stunning Cotswold's countryside and areas of woodland. On site, there is a small Eco-Business Park which includes a number of offices/homes available for rental and the Wild Rock Climbing Centre and Cafe.

5A THE HAYLOFT

Is an open plan ground floor apartment located within Far Peak which has the benefit with Oil-Fired underfloor heating.

ON THE GROUND FLOOR

Living Area

Open plan living space.



Kitchen Area

Having a range of fitted wall and base units with fitted fridge, fitted electric oven and hob with extractor over.



Shower Room

Having enclosed shower, WC and pedestal wash hand basin.



Bedroom One

With door to bathroom and window to front elevation.



OUTSIDE

Parking for up to two cars.

RENT

£695 per calendar month to include electricity, water charges and emptying of septic tank. Excludes heating, council tax and telephone charges.

RESTRICTIONS

No smokers.

Not suitable for children.

Strictly No Pets

SERVICES

Mains electricity and water are connected. Septic tank. Oil fired central heating. Telephone subject to BT transfer regulations.

COUNCIL TAX

Band 'A' amount for 2023/2024: £1,392.20 Payable to Cotswold District Council.

HOLDING DEPOSIT

A holding deposit of one week's rent £160 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).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £801 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

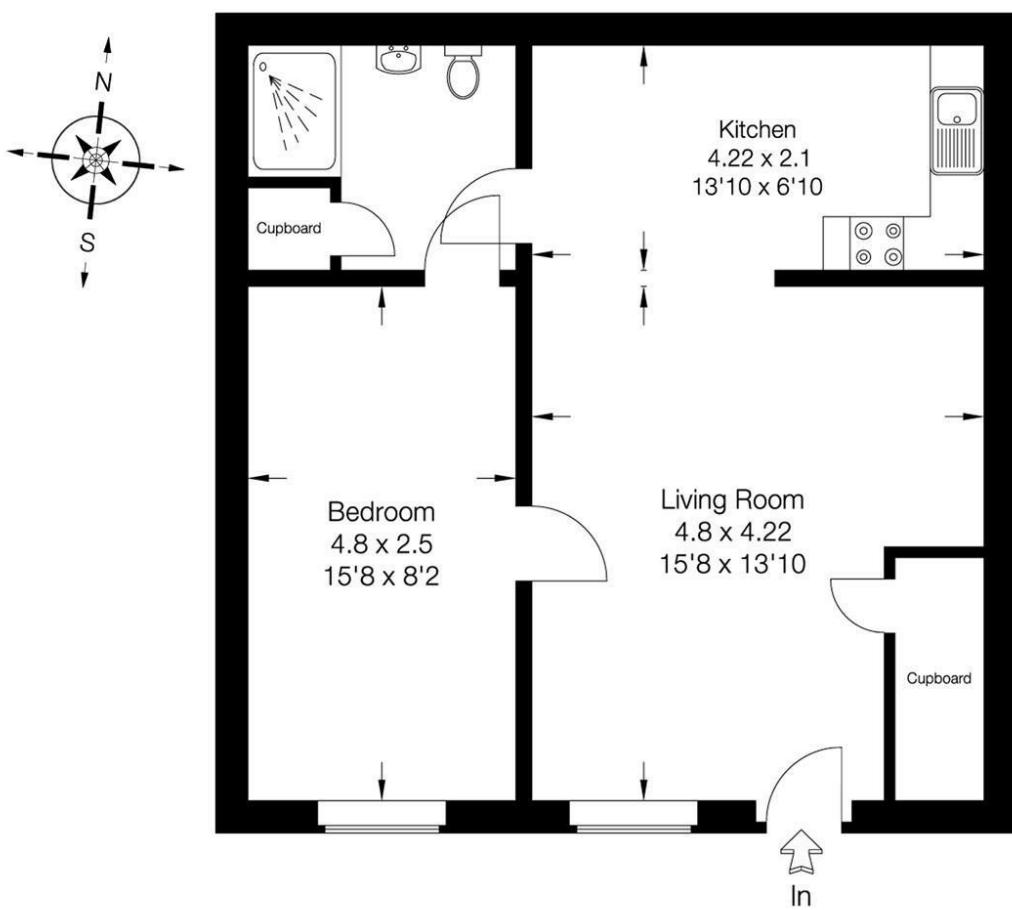
AGENTS' NOTE

Tayler & Fletcher will not be managing the property.

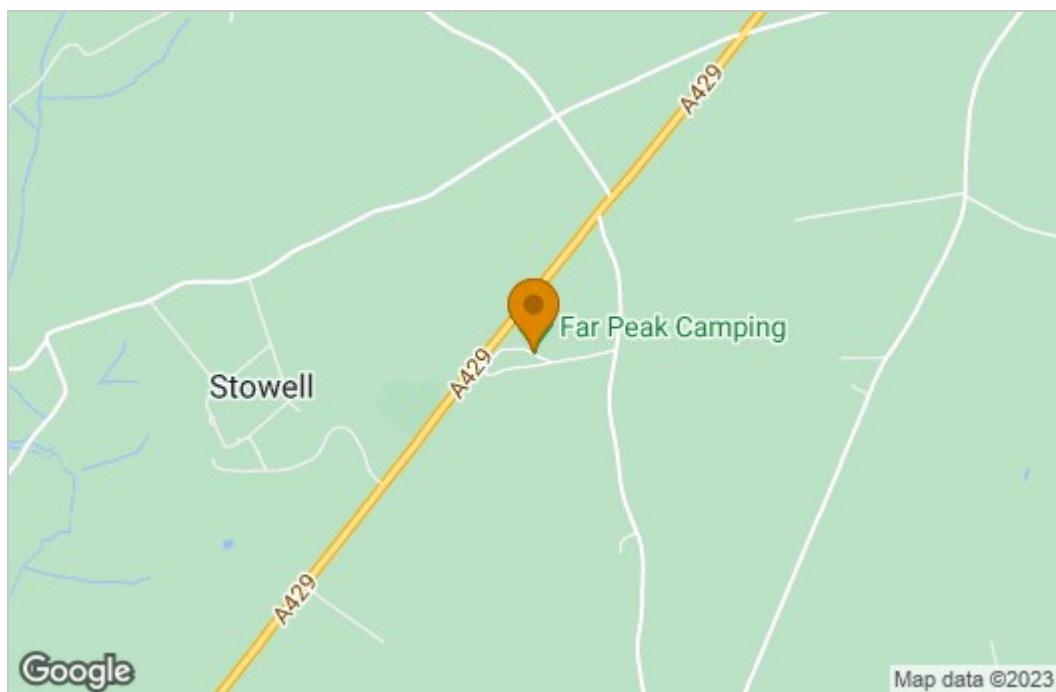
Floor Plan

Approximate Gross Internal Area = 48 sq m / 517 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of the plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.