established 200 years

Tayler & Fletcher









37 Hawker Square, Upper Rissington, Cheltenham GL54 2NT

£1,350 Per Month

A 3 bedroom good sized terraced house with private garden in the popular village of Upper Rissington.
To Let unfurnished with some white goods, curtains and blinds.
Available from August.

Deposit £1,557

Directions
From Bourton-on-the-Water take the Rissington Road. Proceed through Little Rissington climbing the hill and at the T Junction turn right towards The Barringtons and take the first left turn into Sopwith Road. Follow the road around to the right, take the turning into Hawker Square, follow the road round and the property is on the left hand side.

Location
Hawker Square is set in the heart of the village of Upper Rissington, a popular residential location with recently built and upgraded facilities known as the Village Square, which includes a Co-op shop, pharmacy, charity shop and gymnasium. Further facilities include a veterinary practice, village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

Porch
Window, vinyl floor and front door.

Entrance Hall
Radiator, tiled floor, thermostat control and stairs to first floor.

Kitchen/Breakfast Room
Wall and base units with worktop over, sink with mixer tap and window above and blind, cooker and hob over with extractor hood, two radiators, breakfast bar, tiled floor, window to front with blind, fuse box in cupboard, understairs storage cupboard.



Utility Room
Worktop with space under for washing machine and tumble drier, space for fridge freezer, tiled floor.

Sitting Room
Wood burner with hearth and mantle over, radiator, window to front, TV point, BT point, carpet.

Dining Room
French doors to garden, doors to utility room and sitting room, tiled floor.



FIRST FLOOR

Landing
Window to rear, two radiators, cupboard housing hot water tank.



Bedroom 1
Window to front with curtains, built in wardrobe with hanging rail and shelves, carpet.



Bedroom 2
Window to front with curtains, built in seat, radiator



Bedroom 3
Built in wardrobe, radiator, window to rear with blind.



Shower Room
Shower cubicle, pedestal wash hand basin, wc, heated towel rail, window to rear, shelf.



Outside & Parking
Driveway with parking for two cars and small lawned area. Private garden to rear with wooden decking, lawned area and storage shed.

Local Authority & Council Tax
Cotswold District Council, Trinity Road, Cirencester
Tel: 01285 623000
Council Tax Band C
Tax payable 2026-27: £2156.20

Services
Mains water, drainage, electricity and gas are connected. Gas central heating, gas boiler located at the rear of the property. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Energy Performance Certificate
EPC rating E

Rent
£1,350 per calendar excludes electric, water, gas, Council Tax and telephone charges.

Holding Deposit
A holding deposit of one week's rent £311 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 £1,557 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.

Restrictions

Non smokers only

Agents Notes

Tayler & Fletcher will not be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plan



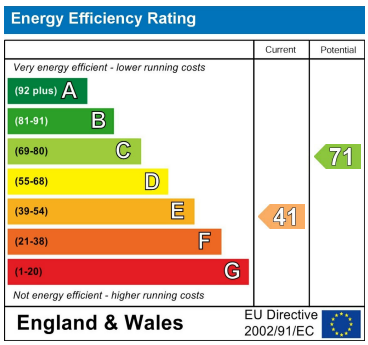
TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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.

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