

established 200 years

Tayler & Fletcher



23 Bartletts Park, Stow-on-the-Wold GL54 1EB

£945 PCM

*A 3 bedroom terraced house with comfortable accommodation, parking and garden located within walking distance of the town.
To let unfurnished for 12 months possibly longer*

Deposit £1,090

taylerandfletcher.co.uk

Directons

From Park Street, Stow-on-the-Wold, take the first turning right into Lower Park Street, continue straight on into The Park, take the next left hand turn which leads into Bartlett's Park.

Description

A well presented property with solid wood flooring throughout the hall, kitchen and sitting room, tiled flooring in the porch and vinyl in the utility room. Carpet to stairs, landing and bedrooms. Curtain poles throughout.

Location

The property is situated within a short walk of The Square. Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington.

Front door leads to

Entrance Porch

Window to front, tiled floor.
Double cupboard with shelves over.
Electric meters.

Door to

Hallway

Solid wood flooring. Radiator, BT point.
Stairs leading to first floor.
Under stairs larger cupboard.
Archway to Kitchen
Glazed door to

Sitting/Dining Room 24'2" x 10'5" (7.37 x 3.18)

Window to front, solid wood flooring, 2 radiators, BT point TV point. Decorative alcove, former fireplace red tiled and wooden mantle over. Glazed patio doors to rear garden. Beamed opening to

Kitchen 9'4" x 7'11" (2.84 x 2.41)

Range of wall and base units, circular stainless steel sink unit with mixer tap over. Space for cooker and dishwasher.
Glazed door to

Utility Room 8'5" x 5'8" (2.57 x 1.73)

Vinyl flooring, part glazed door to garden, window to side, radiator, space and plumbing for washing machine & tumble drier. Double wall cupboard.
Door to

Cloakroom

Wash hand basin, W.C, extractor fan.

First Floor

Bedroom 1 12'8" x 11'2" (3.86 x 3.40)

Window to front, radiator, carpet

Bedroom 2 11'2" x 9'0" (3.40 x 2.74)

Window to rear, radiator, carpet

Bedroom 3 9'5" x 7'7" (2.87 x 2.31)

Window to front, radiator, carpet

Bathroom

Panelled bath with Neptune Solo electric shower over and folding shower screen, part tiled walls, tiled floor, wash hand basin, W.C, radiator.

Outside

2 bay parking area to front of property.
Enclosed garden with paved area and raised lawn to rear.
Gate to access walkway to side of house. Outside tap.

Services

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel 01285 623000,

Council Tax

Council Tax Band C. Amount payable for 2022 - 23 £1815.64

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,090 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.

Holding Deposit

A holding deposit of one week's rent £218 is requested to secure the property whilst credit and reference checks are being made, which then goes 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.

Restrictions

1. Children by arrangement
2. A pet by arrangement
3. Non smokers only

Agents Notes

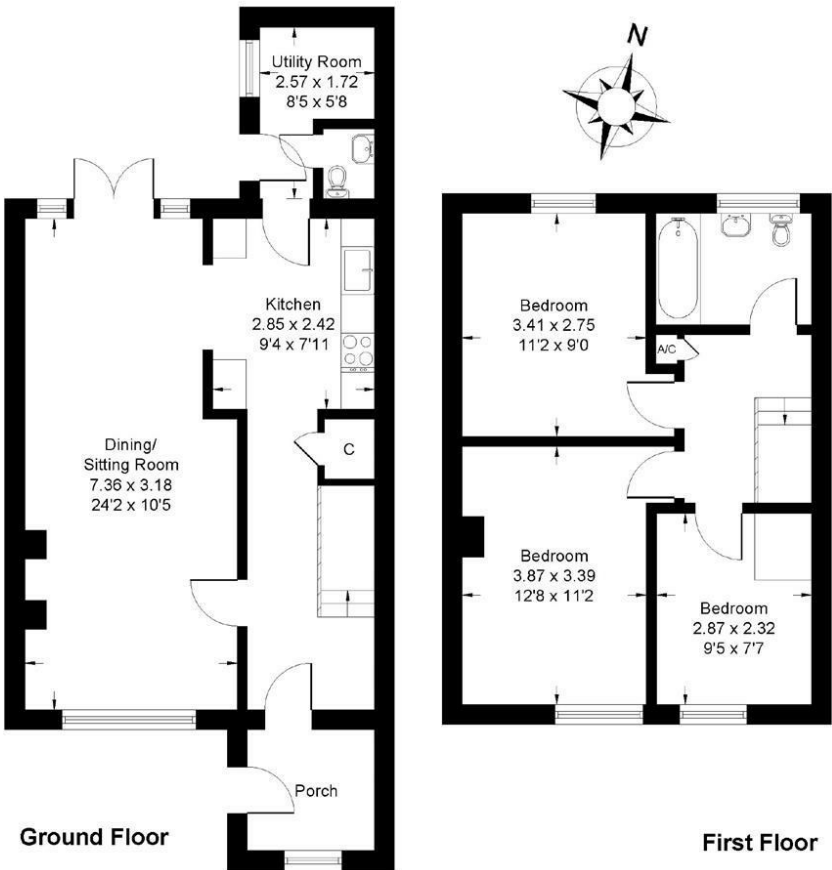
The property is Managed by Tayler & Fletcher

S 157 Housing Act 1985

23 Bartletts Park was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

Floor Plan

Approximate Gross Internal Area = 85.93 sq m / 925 sq ft

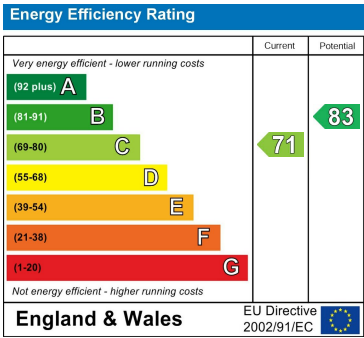


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

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.