established 200 years

Tayler & Fletcher









1 Town Close, Cutsdean GL54 5RX

£1,495 Per Month

Three bedroom semi detached family house in a rual location with stunning views to the rear.
Workshop and shed, ample parking with spacious front and rear gardens.
To Let Unfurnished including some white goods. Some garden maintenance included.
New carpets throughout.
AVAILABLE NOW

Deposit £1,725

DIRECTIONS

Leave Stow on the Tewkesbury Road (B4077) pass through Upper Swell and continue for about 5 miles to the top of Trafalgar Hill at the brow turn right at the crossroads signed Snowshill & Broadway. After about 1 mile take first left signed Cutsdean on entering the village the house is the fourth on the right.

LOCATION

Cutsdean is a small village situated in lovely countryside between Snowshill and Temple Guiting about 8½ miles from Stow on the Wold.



ACCOMMODATION

Front Door

Lobby with bookcase, stairs off

Deep understairs cupboard, telephone point

Kitchen/Breakfast Room 17'3" x 11'0" (5.26 x 3.35)

Pine fronted floor and wall units, tiled splashbacks, electric range cooker, fridge, plumbing for dishwasher, one and half bowl sink unit, dado panelling, downlighters, radiator

Utility Room 9'0" x 9'0" (2.74 x 2.74)

Grant oil fired combination boiler, plumbing for washing machine, space for fridge/freezer, shelving, radiator. Separate WC



Sitting Room 17'3" x 11'0" (5.26 x 3.35)

Open hearth fireplace with brick surround and wood burning stove, coved cornice, telephone point, lovely views over garden and fields to rear. Newly fitted carpet.

First Floor

Landing

Spacious landing with window to rear, new carpet.



Bedroom 1 11'6" x11'0" (3.51 x3.35)

Built in cupboard over staircase with hanging rail, and built in cupboard, 2 wall light points, radiator, newly fitted carpet, window to front.



Bedroom 2 11'0" x 8'2" (3.35 x 2.49)

Hanging cupboard, radiator, newly fitted carpet, window to front.



Bedroom 3 10'0" x 8'0" (3.05 x 2.44)

Radiator, newly fitted carpet, window to rear.

Bathroom

Panelled bath with tiled recess with hand shower, WC, pedestal basin, electric towel rail, 3 downlighters, radiator, vinyl flooring.



Outside

Gravelled driveway with ample parking area. Terrace adjacent to house with lawn to front. Walled and fenced rear garden with gravelled area, lawn, lovely views towards Taddington. Two Garden Sheds and fuel bunker. Workshop.



Services

Mains water, electricity, shared septic tank. Oil central heating. Telephone subject to BT transfer regulations. Broadband installation via Gigaclear. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.
Mowing and hedge-cutting included in rental price.



Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester
Tel: 01285 623000
Council Tax Band D
Tax payable 2026-27: £2267.97

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Periodic Tenancy Agreement £1,725 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 £345 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).

Restrictions

Non smokers only

Agent's notes

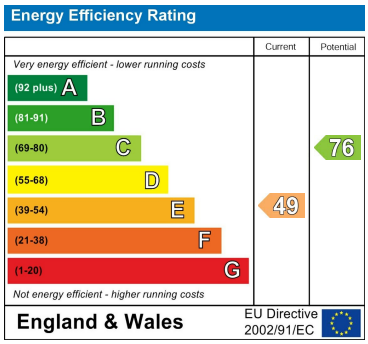
Tayler & Fletcher will be managing the property.

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.

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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