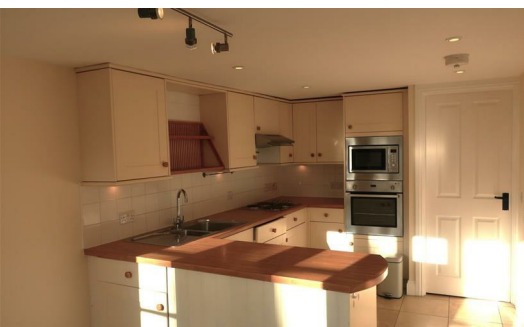


established 200 years

Tayler & Fletcher



Lavender Cottage, Evenlode, Moreton-in-Marsh GL56 0NN

£1,795 PCM

A delightful Three Bedroom Detached Period Cotswold Stone Cottage situated overlooking the village green in the sought after village of Evenlode, with enclosed courtyard garden and detached garage.

To Let unfurnished, except for some white goods, curtains and blinds, for 12 months possibly longer.

Deposit £2,071

taylerandfletcher.co.uk

Directions

From Stow-on-the-Wold follow the A436 towards Chipping Norton and immediately after the railway bridge turn left signed Adlestrop and Evenlode. At the T junction turn left signed Evenlode 1½ miles. At the next T junction turn right, signed Evenlode ½ mile, upon entering the Village continue into the heart of the Village keeping the church on your left. Take the next right hand turn at the Y junction and Lavender Cottage will be seen on the right hand side just before the Village Hall.

Location

Evenlode is an attractive unspoilt and traditional Cotswold village with Village Hall and The Church of St Edward. There is a Public House in the neighbouring village of Broadwell. Moreton-in-Marsh is 3 miles and has a good range of shops and facilities including a supermarket and mainline train station with a service to London Paddington via Oxford. Stow-on-the-Wold is 4 miles which also has a good range of shops, hostelrys and other facilities.

Description

Lavender Cottage is an attractive detached period Cotswold cottage constructed of natural Cotswold stone under a slate roof. The cottage enjoys a lovely aspect to the front overlooking the village green. The property offers modern kitchen breakfast room, dining room, sitting room with open fireplace, three bedrooms, detached single garage and has been recently completely redecorated throughout.

Porch Canopy

Porch canopy leading into:

Entrance Hall

Front wooden door, stone tiled floor throughout ground floor. Stairs leading to first floor, Doors to Sitting Room and Dining Room

Sitting Room

Fireplace with open fire, stone hearth and wooden surround. Window to front aspect with window seat, cushion and curtains, window to side, radiator.



Dining Room

Window to front aspect with window seat, cushions and curtains, built-in display shelves, radiator, tv point.

Inner Hall

Inner hall with under stairs cupboard and built in shelf

Kitchen Breakfast Room

Range of fitted base and wall units with laminate wood effect worktop, one and a half bowl stainless steel single drainer sink unit, plate rack over. Bosch dishwasher, Stoves Newholme electric 4 ring hob, extractor fan, built in Stoves Newholme fan oven, built in microwave, freestanding fridge freezer, recessed ceiling lights, 4 spot lights, windows and door to courtyard garden.



Wet Room

Mira power shower, low cubicle doors, wash hand basin, WC, heated towel rail, extractor fan.

Utility Room

Stainless steel single drainer sink unit with mixer tap, Bosch Excel washing/dryer machine. Built in cupboards with slatted doors containing Worcester Greenstar oil fired combi boiler, thermostat control. Door to outside.



First Floor

Beige fitted carpet throughout, window above stairs to front.

Landing

Roof light, 2 wall lights.

Bedroom 1

Carpet, window to front with curtains, radiator, tv and telephone points, built- in double wardrobe with hanging rail



Bedroom 2

Carpet, window to front with blind, built- in double wardrobe with hanging rail, tv point, radiator.



Bedroom 3

Carpet, window to side with blind, radiator.

Bathroom

Vinyl floor, built-in cupboard with slatted shelves, shower cubicle with Mira shower. Bath with mixer tap and shower attachment. Part tiled walls, hand basin with mirror over, shelf and shaver point, WC, heated towel rail, recessed ceiling lights.



Outside & Parking

Stone built Garage with electrically operated up and over door to front, electric sockets and light, window and door to rear courtyard. Side access with fence and lockable gate, oil tank and bins, leading to enclosed paved courtyard garden with raised beds, established herbaceous plants and outside tap.



Services

Mains water, drainage, electricity are connected to the property. New Worcester Bosch Greenstar Heatslave oil central heating boiler installed September 2024. Telephone connection is subject to the British Telecom regulations.



Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,071 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

- 1 One dog (no cats) and children by arrangement
- 2 Non smokers only

Agent's Notes

Taylor & Fletcher will not be managing this property.

EPC

EPC Rating E

Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

Tel. 01285 623000

Council Tax Band E payable for 2025-26 £2,672.86

Rent

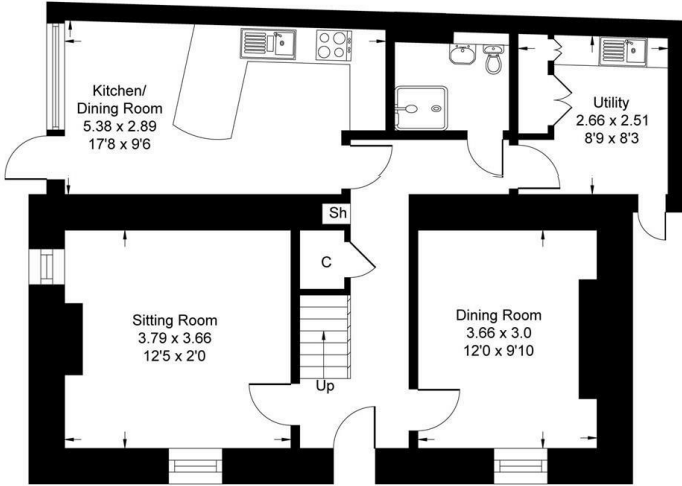
Rent payable £1,795 per calendar month.

Holding Deposit

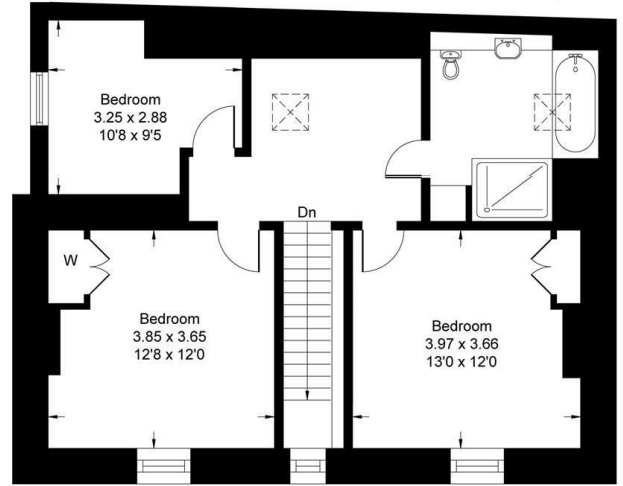
A holding deposit of one week's rent £414 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws 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).

Floor Plan

Approximate Gross Internal Area = 126.54 sq m / 1362 sq ft
 Total = 126.54 sq m / 1362 sq ft



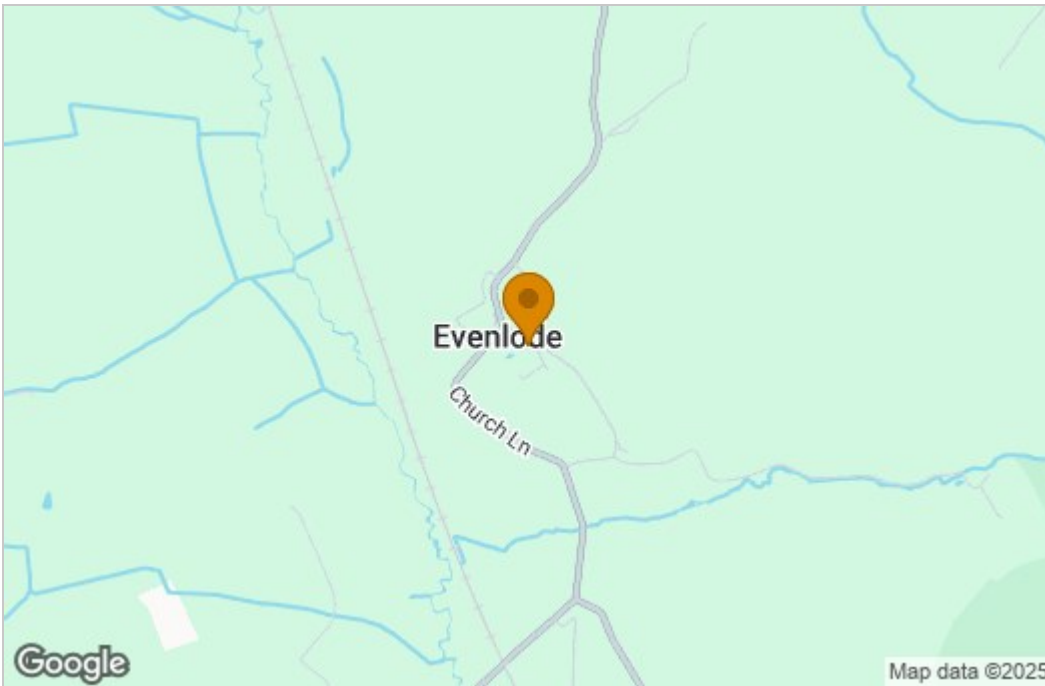
Ground Floor



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 misstatement. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.