

established 200 years

# Tayler & Fletcher



**47 Rock Hill, Chipping Norton OX7 5BA**

**£850 PCM Deposit £980**

*A 3 BEDROOM COTSWOLD STONE PERIOD TERRACED HOUSE WITH COURTYARD GARDEN AND ALLOCATED PARKING*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



# 47 Rock Hill, Chipping Norton, Oxfordshire, OX7 5BA

## Chipping Norton

Is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswold. It offers an extensive range of shops, including such High Street names as WH Smith, Boots the Chemist, Dorothy Perkins and the Co-op and, other facilities such as two Doctors Surgeries and a Cottage Hospital, a Theatre, Swimming Pool, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy traveling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles.

## 47 Rock Hill

Is a period terraced cottage built of Cotswold stone under a blue slate roof. The property has the benefit of gas central heating, double glazing, fitted kitchen, en-suite shower room, log burner in the sitting room and fitted carpets throughout. The accommodation is briefly as follows:

### ON THE GROUND FLOOR

#### Sitting Room

12' x 11'2" (3.66m x 3.40m)  
With log burner and stairs off.

#### Small Dining Room

9'3" x 8'7" (max) (2.82m x 2.62m (max))  
With half-glazed door to rear and door to the cellar.

#### Small Kitchen

7'2" x 6'5" (2.18m x 1.96m)  
Having a range of base and wall units with laminate worktops and tiled splash backs, incorporating stainless steel single drainer sink unit, gas hob and electric oven with extractor hood over, plumbing for washing machine, wall mounted gas boiler.

#### Cellar

With electric extractor fan, power and light.

### ON THE FIRST FLOOR

Landing with stairs out.

#### Bedroom 1

12' x 10'4" (3.66m x 3.15m)  
Double bedroom with window to front.

#### Bedroom 2

9'4" x 6'8" (2.84m x 2.03m)  
Single Bedroom with window to rear

#### Bathroom

Having a panelled bath in fully tiled surround with electric shower over, low level WC, pedestal wash hand basin with tiled splash back and strip light and shaver socket over, extractor fan and slatted shelving in small recess.

### ON THE SECOND FLOOR

Landing

#### Bedroom 3 with Ensuite

12' x 9'11" (3.66m x 3.02m)  
Double bedroom overlooking frontage with Ensuite fitted with shower cubicle, pedestal wash hand basin, low level WC, radiator and extractor fan, shaver light and socket.

#### Study/ Box Room

6'10" x 5'9" (2.08m x 1.75m)

#### Outside

To the rear is a small Courtyard Garden with patio area. An allocated Parking Space is provided close by.

### EPC Rating D

### Council Tax Banding

Band C Rates payable 2024/25 £2084.21

### Security Deposit

A security deposit of £980 payable at the commencement of the Tenancy. This will be held on the Tenant's behalf in a Client Monies Services account at Lloyds TSB, and will be refunded at the termination of the Tenancy, less any deductions in respect of outstanding accounts, dilapidation's etc. If any. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at [www.tds.gb.com](http://www.tds.gb.com)

### Holding Deposit

A holding deposit of one week's rent (£196) 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(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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

Pets by arrangement subject to an additional rent. No smokers.

### Notes

This property will be managed by Tayler and Fletcher.

### Viewing

By appointment please through our Bourton Office 01451 820913

