

established 200 years

Tayler & Fletcher



Bayard View, The Quarry

, Brockhampton, GL54 5XL

£1,500 PCM



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A well presented 3 bedroomed, semi-detached house, with private garden and garage, in the sought-after village of Brockhampton Nr. Cheltenham

To Let on an Assured Periodic Tenancy to include some white goods, carpets and curtains.

Available from September 2026

Directions

From Stow on the Wold take the B4068 towards Cheltenham. At the T Junction turn right onto the A436 continue until the righthand turn signposted Brockhampton and Sevenhampton (adjacent to Cotswold Trailers). Proceed along the lane and drop down into Brockhampton and continue through the village until the property is found on the left hand side indicated with a To Let Board.

Location

Brockhampton is a small but sought after Cotswold Village situated in lovely Cotswold Countryside between Winchcombe and Andoversford. The village has a popular village Inn, The Craven Arms (CAMRA pub of the year 2012) and a lively community with several social clubs. It is within 5 miles of Naunton Downs Golf Course. There are local shopping facilities in nearby Andoversford and Winchcombe while the regions major centre of Cheltenham (approximately 15 minute drive) provides a comprehensive range of cultural and leisure facilities. The surrounding Cotswolds provides excellent rural leisure pursuits and there are some lovely walks from the village.

Ground Floor

Entrance Hall

Open porch leading to the front door with window to side. Entrance hall with curtains, wooden floor, radiator, stairs rising to first floor

Dining Area

Wooden floor, French doors opening to garden with curtains, part glazed door to kitchen.

Sitting Area

Wooden floor, bay window to front with curtains, radiator, stone fireplace with built-in cupboards either side, TV point.

Kitchen

Wall and base units with wood effect worktop over, sink with mixer taps, freestanding cooker with ceramic hob, window to rear, spot lights, wooden floor boards, radiator.

Utility Room

Dishwasher and washing machine with worktop over, space for fridge freezer, wall unit, vinyl flooring, radiator, window to rear and door to outside.

First Floor

Bedroom 1

Carpet, radiator, built-in full height wardrobes, window to front with curtains.

Bedroom 2

Carpet, radiator, window to rear with curtains.

Bedroom 3

Carpet, radiator, cupboard and window to front with curtains.





Bathroom

A spacious bathroom with a white suite comprising: panelled bath, wash hand basin with mixer tap, wc, shower cubicle, vinyl flooring, radiator, tiled walls, wooden ceiling and frosted window to rear.

Outside

Gravelled driveway to front with lawn and herbaceous borders and trees. A side gate leads to the rear garden with a patio area, Cotswold stone wall to the rear and side boundaries and established trees beyond. There is a lawned area and a further patio area with an oil tank to the side, a small pond with a guard over.

Garage

Single garage with double doors opening out, power and light.

Services

Mains water, drainage, and electricity are connected to the property. The central heating is oil fired. Telephone connection is subject to the British Telecom 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 D

Local Authority and Council Tax

Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band D

Tax Payable: £2313.18

Rent

£1,500 per calendar excludes electric, water, gas, Council Tax and telephone charges.

Holding Deposit

A holding deposit of one week's rent £346 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

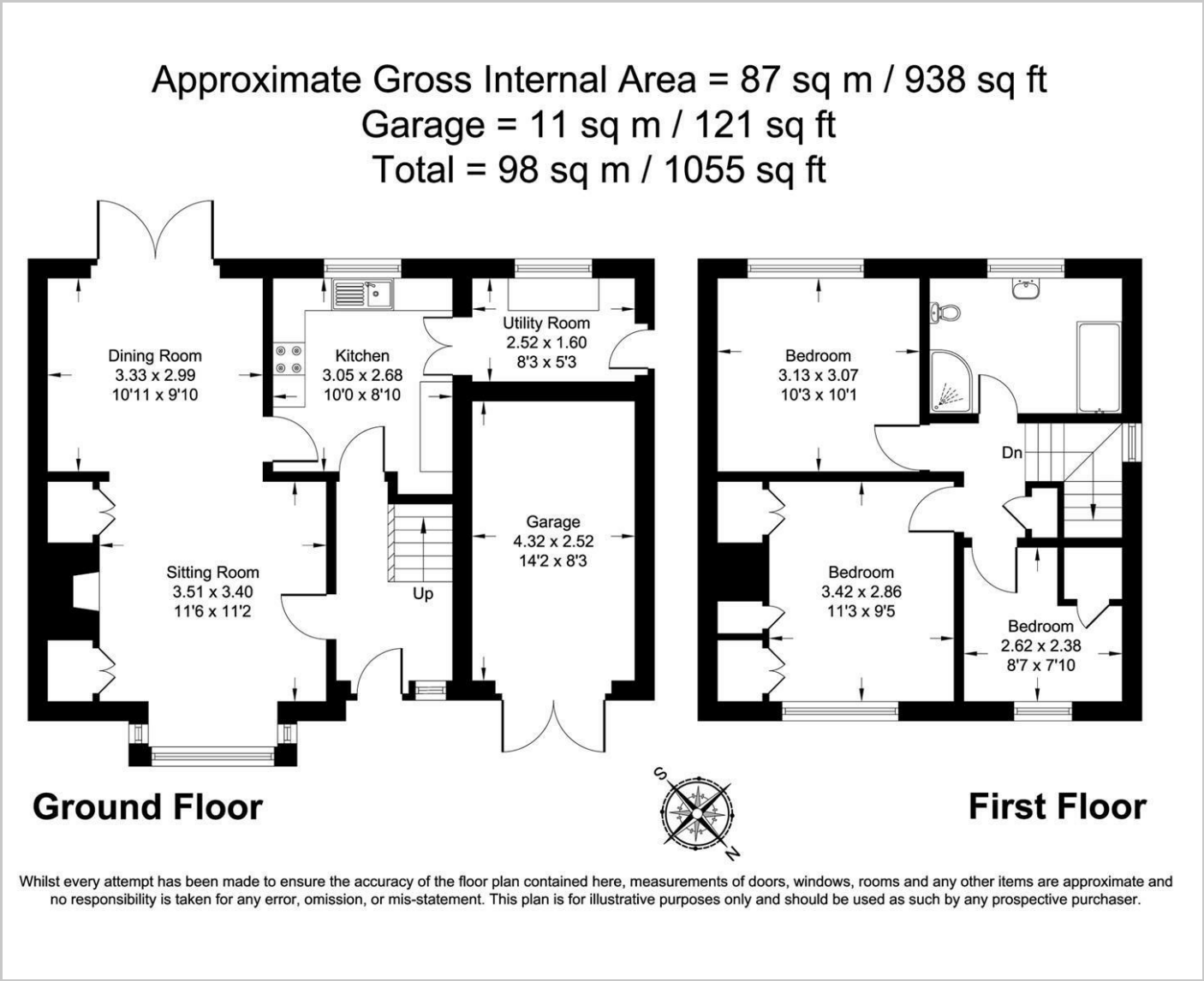
The Tenant shall pay to the Agent, on the signing of an Assured Periodic Tenancy Agreement, £1,730 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

Agent's Note

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.

Floor Plans



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.