

established 200 years

Tayler & Fletcher



8 School House Court, Union Street, Stow-on-the-Wold GL54 1BP

£1,200 PCM

A well presented Furnished Two Bedroom Apartment with private balcony and parking within close walking distance to the Town Centre of Stow on the Wold. To Let Furnished for 12 months and possibly longer.

AVAILABLE MARCH 2026

Deposit £1,384

taylorandfletcher.co.uk

Directions

From The Square, Stow-on-the-Wold proceed down Digbeth Street and immediately before the junction with Park Street/Sheep Street turn left into Well Lane. After a short distance turn right into Union Street. Continue past the Fire Station and 8 School House Court will be seen on the right hand side, proceed through stone pillars and there is gravelled parking straight ahead for No. 8.

Entrance Hall

Entry phone, wall mounted electricity fuse box. Stairs with painted newel post balustrade and handrail lead to the First Floor Landing. Doors to Sitting/Dining Room and Cloakroom.



Cloakroom

White suite comprising low level W.C and wash hand basin.

Open Plan Kitchen Dining Sitting Room

Sitting/Dining Area

Feature fireplace with decorative stone surround and hearth with wooden plinth over, ornamental vintage stove, large Cotswold stone mullion window with panoramic view across the rooftops and countryside beyond. UPVC stable door leads to the roof balcony with table and chairs.



Kitchen Area

Wall and base units with worktop over, one and half bowl stainless steel sink, mixer tap over and single drainer. Washing machine, under counter refrigerator, four ring gas hob with extractor hood over, single oven below, two circular porthole windows with leaded light glazing, two recess ceiling spot lights, cupboard containing a wall mounted gas fired central heating boiler.



Bedroom 1

Window, roof light, carpet.



Bedroom 2

'L' shaped room, window, rooflight, carpet.



Bathroom

White suite comprising painted panelled bath with chrome mixer taps with hand held shower attachment, shower pole and curtain over, painted panelled surround and mirror above, pedestal wash hand basin with mirror over, low level W.C, mirrored wall cabinet.



Outside

Approached via a pair of Cotswold stone pillars is a gravelled drive leading to a parking area with provision for two car parking spaces for Apartment 8. There is also a timber enclosure providing a bin store. The entrance to Apartment 8 is set at the front of the building.

Approached from a new stable door in the Sitting Area is a Roof Balcony with timber decking, surrounded by Cotswold stone wall and balustrade, benefiting from a southerly aspect to take advantage of the sun for the majority of the day.



Services

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to British Telecom regulations. Broadband installation type available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Local Authority and Council Tax

Cotswold District Council, Trinity Road, Cirencester, Glos.
Tel: 01285 623000.

Council Tax Band C.

Council Tax Payable 2025-26 £2,029.45

Rent

£1200 per calendar month which excludes electricity, water, gas, council tax and telephone charges.



Holding Deposit

A holding deposit of one week's rent £276 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 Shorthold Tenancy Agreement £1,384 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. Not suitable for pets and children
2. Non smokers only

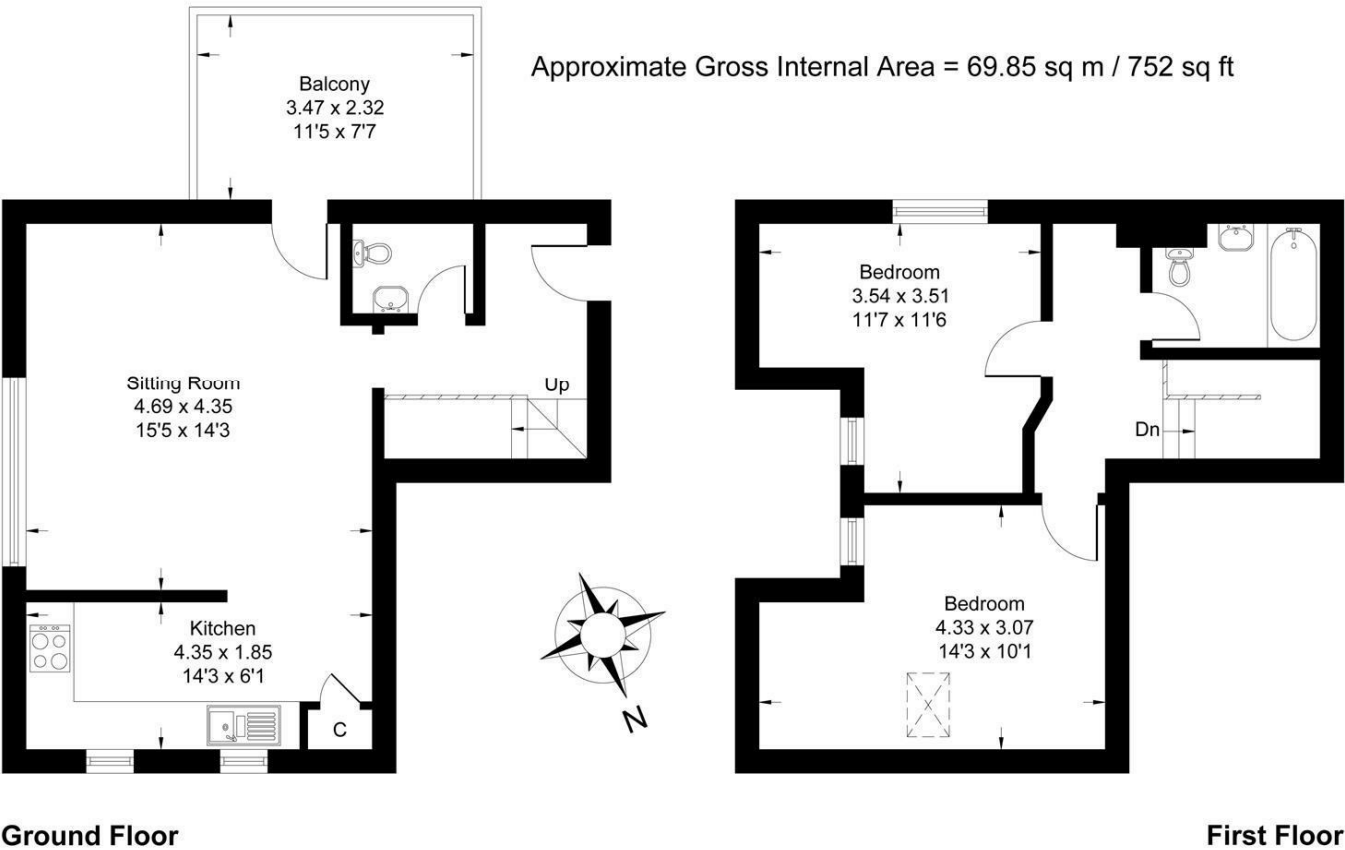


Agents Notes

Tayler & Fletcher will be managing this 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 Plan

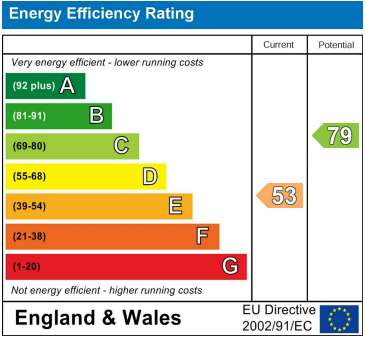


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.