





1c Church Street Stow-on-the-Wold

£825 PCM

A spacious two bedroomed self contained flat conveniently situated close to the town centre. To let unfurnished for 6/12 months possibly longer

Bourton on the Water 4 miles, Moreton in Marsh 4 miles, Cheltenham and Stratford upon Avon 19 miles. All measurements and distances are

### 1c Church Street Stow-on-the-Wold Gloucestershire GL54 1BB

A SPACIOUS TWO BEDROOMED SELF CONTAINED FLAT CONVENIENTLY SITUATED CLOSE TO THE TOWN CENTRE. TO LET UNFURNISHED FOR 6/12 MONTHS POSSIBLY LONGER

- Kitchen
- · Sitting Room
- · Dining Room
- 2 Double Bedrooms
- Bathroom
- · Elm floorboards
- Gas central heating
- EPC Rating E

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

### **Situation**

Stow-on-the-Wold is a famed old Market Town standing in a high and healthy position on the Cotswolds and is extremely well placed for such centres as Cheltenham, Stratford upon Avon and Moreton in Marsh with main line train services to London (Paddington 1.5 hours).

**Property** 

1c Church Street is a first floor two bedroomed flat on two floors. There are some fitted carpets and elm boarding to floors and the property benefits from gas fired central heating.

#### **Ground Floor**

Communal Entrance Hallway with Victorian tiled floor and an inner door which gives access to the stairs to the flat.

#### First Floor

## Sitting Room 17'1" x 11'1"

Stone built fireplace with hardwood shelf (feature only and not to be used). Window seat. Two radiators and exposed beams. (Please note the west window is a fire safety double opening window and is NOT to be used to give access to the flat roof except in case of emergency).



**Dining Room 18'8" x 8'11"**Radiator, wall lights, exposed beams.



## Kitchen

Fitted with a range of base and wall units with glossed laminate work surfaces,



recess for cooker, extractor fan above, plumbing for washing machine, single drainer stainless steel sink unit and radiator.

#### **Bathroom**

Bath with Mira Sport shower over, glass shower screen, low level W.C., pedestal wash hand basin, radiator, shaver socket, shelves and extractor fan.

#### Bedroom 1 14'1" x 8'3"

With original elm floorboards. Radiator.

## Inner Dressing Room/Office

With velux window, radiator, Worcester Green Star wall mounted gas boiler

#### Bedroom 2 17'4" x 11'1"

Radiator

#### **Services**

Mains water, drainage, gas and electricity are connected. Gas fired central heating. Telephone connection is subject to the British Telecom regulations.

### **Local Authority & Council Tax**

Cotswold District Council, Trinity Road, Cirencester, Glos. Tel 01285 623000 Tax band C

## **Security Deposit**

A security deposit of £951 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

## **Holding Deposit**

One week's rent. This is to reserve a property. A holding deposit of one week's rent 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 Agreement as mutually agreed in writing).

#### Restrictions

- 1. Children by arrangement
- 2. Pets by arrangement

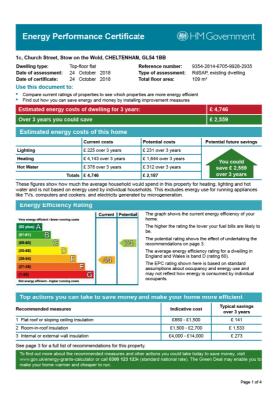
In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.

3.Non smokers only

#### **Agents' Note**

It will be a condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for funds to be cleared. All payments by bank transfer.





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