



## 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.



Energy Performance Certificate

1c, Church Street, Stow on the Wold, CHELTENHAM, GL54 1BB

Dwelling type:Top-floor flat

Reference number:9354-2814-6705-9928-2935

Date of assessment:24 October 2018

Type of assessment:RdSAP, existing dwelling

Date of certificate:24 October 2018

Total floor area:109 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,746

Over 3 years you could save

£ 2,559

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 231 over 3 years	
Heating	£ 4,143 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 378 over 3 years	£ 212 over 3 years	
Totals	£ 4,746	£ 2,187	You could save £ 2,559 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(95 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

44

74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£650 - £1,500	£ 141
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,533
3 Internal or external wall insulation	£4,000 - £14,000	£ 273

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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