

established 200 years

Tayler & Fletcher



3 Charlton Terrace, Evenlode Road, Moreton-in-Marsh GL56 0HT

£820 PCM

AN ATTRACTIVE THREE BEDROOM TERRACED HOUSE IN EDGE OF TOWN LOCATION

Deposit £946

taylerandfletcher.co.uk

Moreton-in-Marsh

Is a well known and busy North Cotswold Market town standing astride the main Fosseway (A429) situated some 15 miles from Stratford-upon-Avon, 22 miles from Warwick and Cheltenham, 27 miles from Oxford and about 40 miles from Birmingham. The town lies on the main Worcester to Paddington railway line (a journey of some 90 minutes) and has a large market every Tuesday and a broad range of recognised shopping, amenity and commercial facilities.

Directions

From the centre of Moreton-in-Marsh take the Oxford Road A44, cross over the railway and after approximately 0.3 miles turn right into Evenlode Road. Charlton Terrace is on the left within 100 yards.

3 Charlton Terrace

Comprises a three bedroom mid terraced property of brick construction beneath blue slated roofs with accommodation on three floors. The property is available with effect from 22nd April 2024 and benefits from off street parking to the front and a long rear garden and has gas central heating and double glazed windows.

On the Ground Floor

Front door to:

Sitting Room, 13'8" x 16'0" (max) (4.17m x 4.88m (max))

The room is spacious and light with storage cupboards.

Lobby

with cupboard housing boiler and point for washing machine.

Kitchen, 10'7" x 7'1" (3.25m x 2.18m)

With fitted base and wall storage units providing space for dishwasher and fridge; electric cooker panel; laminate wood flooring.

Bathroom,

Fitted with bath having shower over, w.c., wash hand basin and radiator.

On the First Floor:

Landing

Bedroom 1, 10'11" x 9'8" (3.35m x 2.97m)

With built-in storage beneath the stairs.

Bedroom 2, 9'4" x 8'0" (2.87m x 2.44m)

On the Second Floor

Bedroom 3, 17'3" x 10'7" (5.26m x 3.25m)

A spacious double room enjoying the entire top floor with some built-in storage.

Outside

At the front of the property there is off road parking for two vehicles. To the rear of the property there is a paved patio area leading onto a long lawn and garden with storage shed.

Services

Mains water, gas, electricity and gas central heating.

Council Tax Band

Band B Rates Payable 2024/25 - £1,700.60

EPC

EPC Rating D (61D)

Restrictions

No Smokers, Pets by arrangement for additional charge

Rent

£820 per calendar month payable in advance by standing order

Notes

Please note this property will be managed by Tayler and Fletcher

Security Deposit

A security deposit of £946 is payable at the commencement of the Tenancy. This will be held on the Tenants 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

Holding Deposit

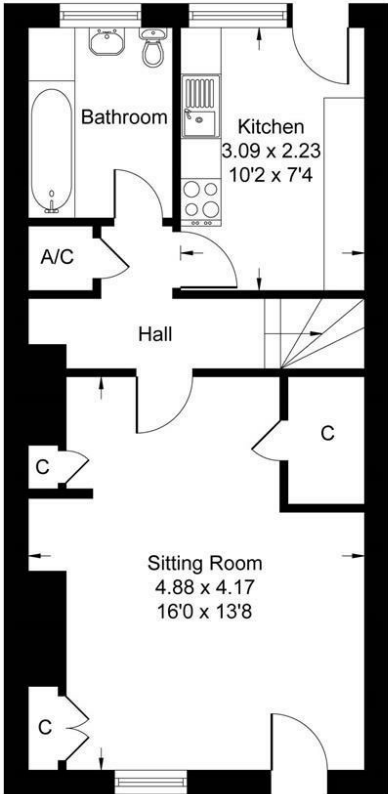
A holding deposit of one week's rent (£189) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

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.

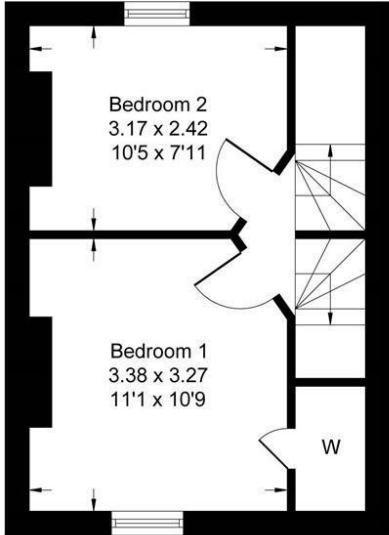
Viewing

By prior appointment please through Bourton-on-the-Water Office 01451 820913

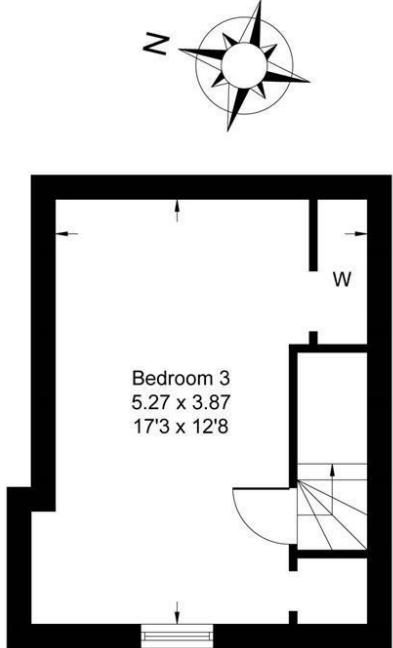
Approximate Gross Internal Area = 84.32 sq m / 908 sq ft



Ground Floor



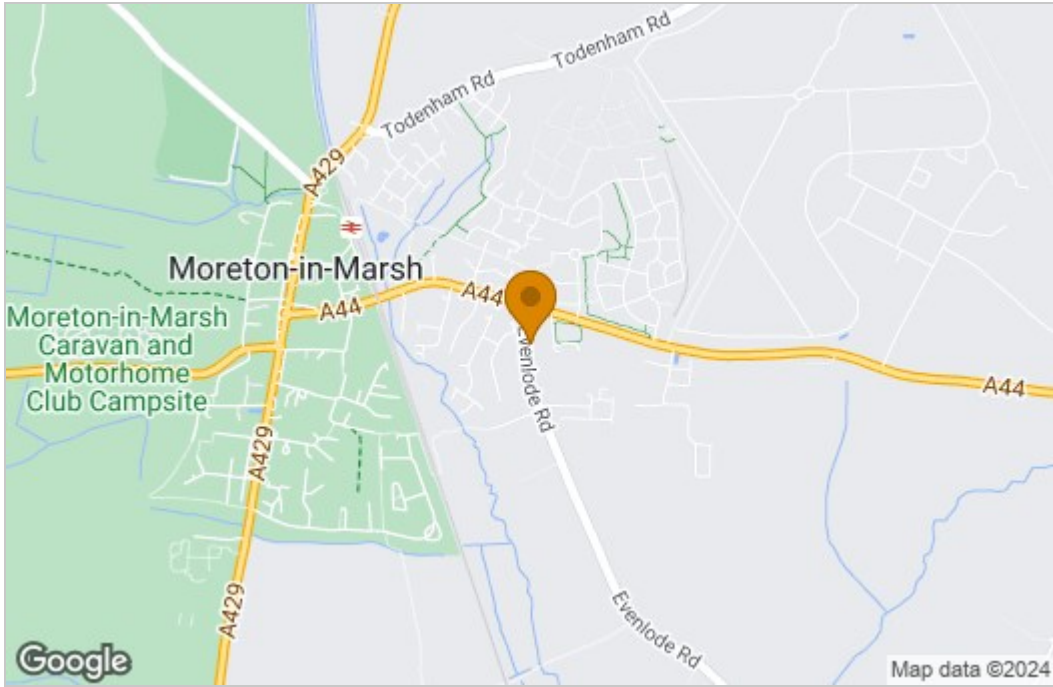
First Floor



Second Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			77
		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.