

established 200 years

Taylor & Fletcher



4 Roman Row, Whichford, Shipston-On-Stour CV36 5PJ

£770 PCM

*A One Bedroom First Floor Flat in Whichford with the use of of a shared garden.
To Let part furnished with some white goods for 12 months possibly longer. Including Bills. Suitable for single occupant.*

Deposit £888

taylorandfletcher.co.uk

Location

4 Roman Row is situated in Whichford, a charming Cotswold market village with a popular local pub and pottery shop. Located on the edge of the Cotswolds and Oxfordshire, Whichford is a popular commuter village situated just off the Fosseway (A429) with nearby towns including Moreton in Marsh (approximately 7 miles), Chipping Campden (approximately 8 miles), Wellesbourne (approximately 10 miles), Stratford upon Avon (approximately 11 miles) and Banbury (approximately 15 miles).

There is a main line Train Station at Moreton in Marsh with a regular service to London Paddington via Oxford and Reading. Junction 15 of the M40 Motorway lies approximately 15 miles to the north of Shipston on Stour.

Accommodation

A First Floor Flat within a semi-detached house which comprises an open plan kitchen sitting room, study, double bedroom and shower room.

Garden

The quiet shared gardens are secluded and laid mainly to lawn.

Parking

On street parking in a quiet cul-de-sac

Local Authority & Council Tax

Stratford On Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX

Tel: 01789 267575

Council Tax Band C

Tax Payable 2024-2025 £2,053.37

Services

Mains Electricity, Water and Drainage are connected. Oil fired central heating

Holding Deposit

A holding deposit of one week's rent £177 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) 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 £888 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.

Rent

£770 per month including water and electricity and Council Tax.

Energy Performance Certificate

EPC rating D

Restrictions

Not suitable for pets or children

Non smokers only

Would suit single person

Agent's Notes

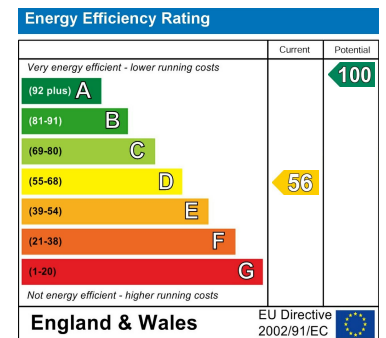
This property will not be managed by Tayler & Fletcher.



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.