

established 200 years

Tayler & Fletcher



18 Nostle Road, Northleach, Cheltenham GL54 3PF

£995 PCM

A well presented end terrace house with two double bedrooms, parking for two cars and enclosed rear garden located within walking distance of the town centre.

To Let unfurnished, except for some white goods, for 12 months possibly longer.

Available mid August 2024.

Deposit £1,148

taylerandfletcher.co.uk

Directions

18 Nostle Road is approached on the main road past the Market Square (on the right) continuing down through East End and left into Nostle Road. Continue until you reach number 18 on the left hand side.

Location

Northleach is a small North Cotswold town, with a long history, good local shopping facilities, a doctor's surgery, a primary school and a selection of places to eat and drink. The town's location gives easy access to Cheltenham, Cirencester and Burford, with London easily accessible via the A40 Oxford Road and the mainline trains to Paddington (80 minutes) at Charlbury.

Entrance Lobby

Front door into entrance lobby.

Sitting Room

Carpet, windows to side and front, door to front lobby entrance, stairs to first floor with understairs built-in cupboard, further built-in cupboard and shelves.



Kitchen

Wall and base units with worktop over, integrated washing machine, fridge and freezer, oven and hob with extractor hood over, stainless steel single drainer sink, window above, under counter lights, space for dining table and chairs, vinyl flooring, door to garden.



FIRST FLOOR

Bedroom 1

Windows to rear, carpet, radiator.



Bedroom 2

Windows to front, carpet, radiator.

Bathroom

Bath with shower over with further rainfall showerhead, shower screen, wash hand basin in vanity unit, wc, opaque window to front, tiled floor and fully tiled walls.



Outside & Parking

Steps down to the front door.

Garden to the rear with paved patio, lawned area and borders, Summer house. Gate to side and parking.

Parking to the side of the property for two cars in tandem.

Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester

Tel: 01285 623000

Council Tax payable 2024-25 £1,941.28

Restrictions

Dog permitted. An extra £10 per month per pet will be added to the monthly rent

Children by arrangement

Non smokers

Services

Mains electricity with the benefit of solar panels, water and drainage are connected. Central heating via ground source heat pump. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Holding Deposit

A holding deposit of one week's rent £229 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 £1,148 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

£995 per month excluding bills

Energy Performance Certificate

EPC Rating B

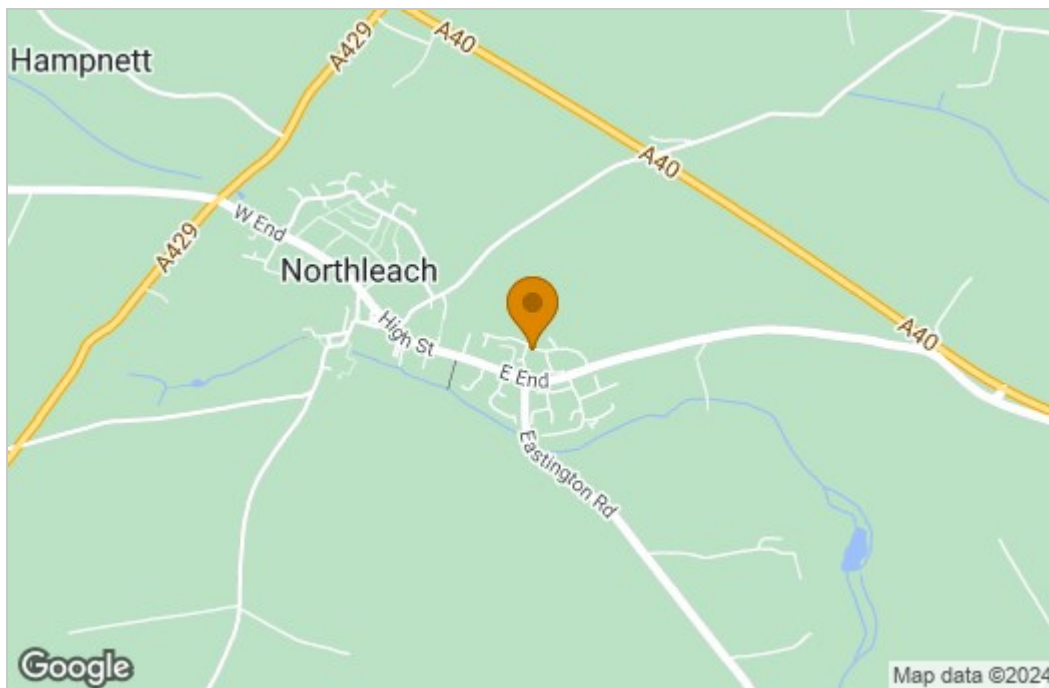
Agents Notes

Taylor & Fletcher will be managing the property.

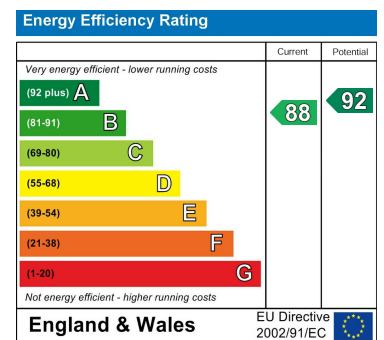
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

Floor Plan

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.