

established 200 years

Tayler & Fletcher



4 Hazleton, Cheltenham GL54 4DX

£1,395 PCM

A mid terraced period character cottage with three bedrooms and spacious garden in a rural location in the village of Hazelton. To Let part furnished, to include some kitchen white goods, for 12 months ideally longer on an assured shorthold tenancy.

Deposit £1,609

taylerandfletcher.co.uk

Location

4 Hazelton is a 3 bedroom Cotswold stone cottage within the rural hamlet of Hazelton. The village comprises mainly period properties and situated amongst the unspoilt rolling Cotswold countryside. The community is centred around the village hall and St Andrews Church. Hazelton is situated approximately a mile from the A40 which gives excellent access to Cheltenham to the west, Oxford to the east and Cirencester to the south.

Sitting Room

Front door into sitting room, window to front with window seat, wood burning stove and stone hearth, stone floor with underfloor heating, cupboard to side, door with stairs rising to first floor, beams to ceiling, TV point.

Kitchen

Base units with worktop over, stainless steel one and half bowl sink, Smeg Dual Fuel Range Cooker with electric oven and calor gas (propane) hob, extractor fan over, dishwasher, sideboard, wooden table with extension, stone floor with underfloor heating, beams to ceiling, double aspect windows, door to back garden.



Pantry

Shelves, sideboard with worktop, stone floor with underfloor heating.



Utility Room

Worktop with spaces for tumble drier and plumbing for washing machine. Belfast sink, cupboard below and window over, door to boiler cupboard with shelf over, stone floor with underfloor heating.

WC Cloakroom

WC, wash hand basin, window to rear, stone floor with underfloor heating.

Dining Room

French doors leading onto rear patio with curtains, stone floor with underfloor heating, sideboard, under stairs cupboard, stairs rising to first floor.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom, carpet, cupboard with slatted shelves.

Bedroom 1

Windows to front with curtains, pitched roof with beams, built-in cupboard with hanging rail and shelf over, balustrade to staircase leading to ground floor sitting room, TV point, carpet, radiator, mirror and shelves.

Bedroom 2

Window to front with curtain, pitched roof with beams and A-beam, built-in cupboard with hanging rail, shelf over and light, carpet, chest of drawers.



Bedroom 3

Window to rear with curtains, built-in cupboard with hanging rail and shelf over, carpet, radiator, chest of drawers.

Bathroom

Panelled bath, tiled shower, wc, pedestal wash hand basin, vinyl flooring, wooden dresser, radiator, window to rear with blind over.



Outside & Parking

Unallocated parking is available opposite the property.

Garden patio to front of the property, wooden storage unit for propane gas cylinders.

To the rear of the property there is a patio area with table and chairs, garden laid to lawn, garden shed with some garden tools, oil tank, wood store. There is access at the back for oil deliveries only. The bins belong at the front of the property.



Services

Mains electricity, mains water, shared septic tank and oil central heating, underfloor heating to ground floor. Telephone subject to BT transfer regulations. Gigaclear Superfast Broadband available. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.



Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester

Tel: 01285 623000

Council Tax Band E

Tax payable 2024-25 £2,520.02

Holding Deposit

A holding deposit of one week's rent £321 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 £1,609 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

£1,395 per month excluding bills

Energy Performance Certificate

Energy Performance Certificate Rating D

Agents Notes

Tayler & Fletcher will not be managing this property.

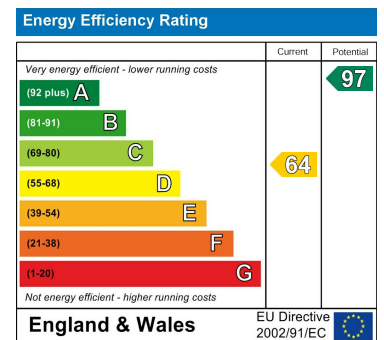
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

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.