

established 200 years

Tayler & Fletcher



1 Cotshill Gardens, Chipping Norton OX7 5UN

£1,595 PCM

An immaculate 4 bedroom family house close to the centre of Chipping Norton having enclosed garden and allocated parking for 3 cars plus further on-road parking. To Let unfurnished except for carpets, curtains and kitchen white goods, for 12 months, possibly longer.

Deposit £1,840

taylerandfletcher.co.uk

DIRECTIONS

From our office, turn left onto New Street bearing left along the High Street. Continue over the double mini roundabout onto Banbury Road. Continue up this road and turn right into Cotshill Gardens where you will find No. 1 immediately on your left.

LOCATION

Chipping Norton is an attractive, well-known thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops, boutiques, bookshops and antique shops and other facilities such as Doctors Surgery, Theatre, Swimming Pool and Leisure Centre, Golf Course and Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles (all distances are approximate).

GROUND FLOOR

Entrance Hall

Front door, carpeted, cupboard housing the fuse board and meter, radiator and stairs rising to the first floor.

Sitting/Dining Room

With windows to the front elevation and french doors overlooking the rear garden and terrace. Free standing wood burning stove on stone hearth with feature exposed stone wall behind. Dining area to one side and carpeted throughout.



Kitchen

Fitted kitchen with comprehensive range of below work surface cupboards and drawers with worktop over and further matching range of eye level cupboards. Sink with mixer tap and window over, integrated Bosch oven with gas hob, freestanding fridge freezer, dish washer, washing machine and microwave. Wooden flooring. Door leading out to the rear garden.



FIRST FLOOR

Landing

Carpeted. Door leading to;

Family Bathroom

Panelled bath with shower over with shower curtain. Wash hand basin with mirror and light over. Low level WC. Radiator. Opaque window to rear. From the landing, door to:

Bedroom 1

Double bedroom with dual aspect windows. Spiral stair case rising to second floor bedroom, radiators and carpeted throughout.. Door to:



En-Suite Shower Room

Shower with shower head and additional drench shower, wash hand basin in vanity unit with mirror and lights over, low level WC, chrome heated towel rail, opaque glazed window.



Bedroom 2

Double bedroom, window to front, radiator, wooden floor, built-in wardrobe with hanging rail. Door to:



SECOND FLOOR

Bedroom 4

Double bedroom, carpet, radiator, balustrade to front



En-Suite Shower Room

Shower cubicle, wash hand basin and mirrored cabinet over, radiator, opaque glazed casement window to front elevation.

Bedroom 3

Single bedroom with window to rear elevation, wooden flooring, radiator and shelving.



Outside & Parking

Private garden with patio and lawned area to rear and side, established trees and shrubs, garden shed to one corner and gate to parking area with space for two vehicles and a further allocated space at the end of the terrace.



Services

Mains electricity, gas, water and drainage are connected. 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.



EPC

EPC rating C

Rent

£1,595 per calendar month excludes council tax, electricity, gas and water and telephone charges.

Council Tax

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) www.westoxon.gov.uk
Council Tax Band 'C' amount for 2024-2025: £2084.21

Holding Deposit

A holding deposit of one week's rent £368 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will

go 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

A security deposit of 5 weeks' rent £1,840 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with Tenancy Deposit Scheme Services into a Client Monies Account with Lloyds Bank at Moreton-in-Marsh and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlords Agents of proof of payment of all final service accounts, Council Tax charges etc. The Agents reserve the right to deduct these from charges in respect of outstanding accounts, dilapidations etc if any.

Agent's Note

Taylor & Fletcher will not be managing this property.

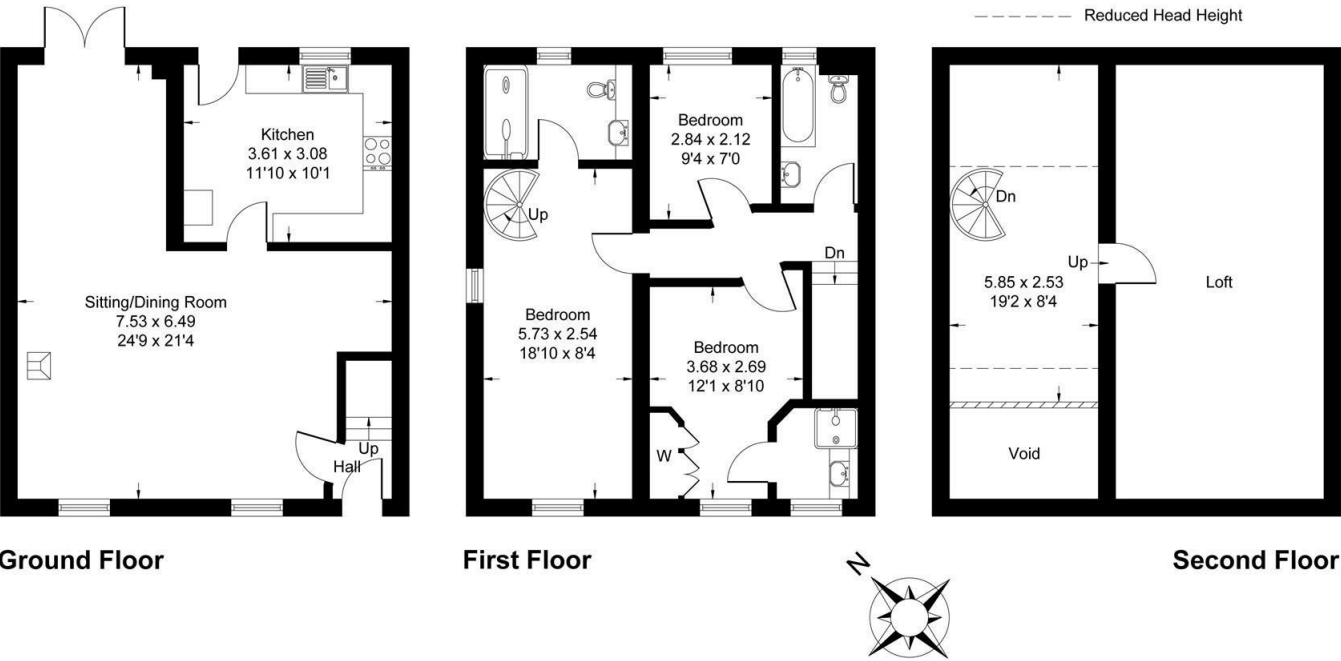
Restrictions

Suitable for children.

Strictly no smokers or pets.

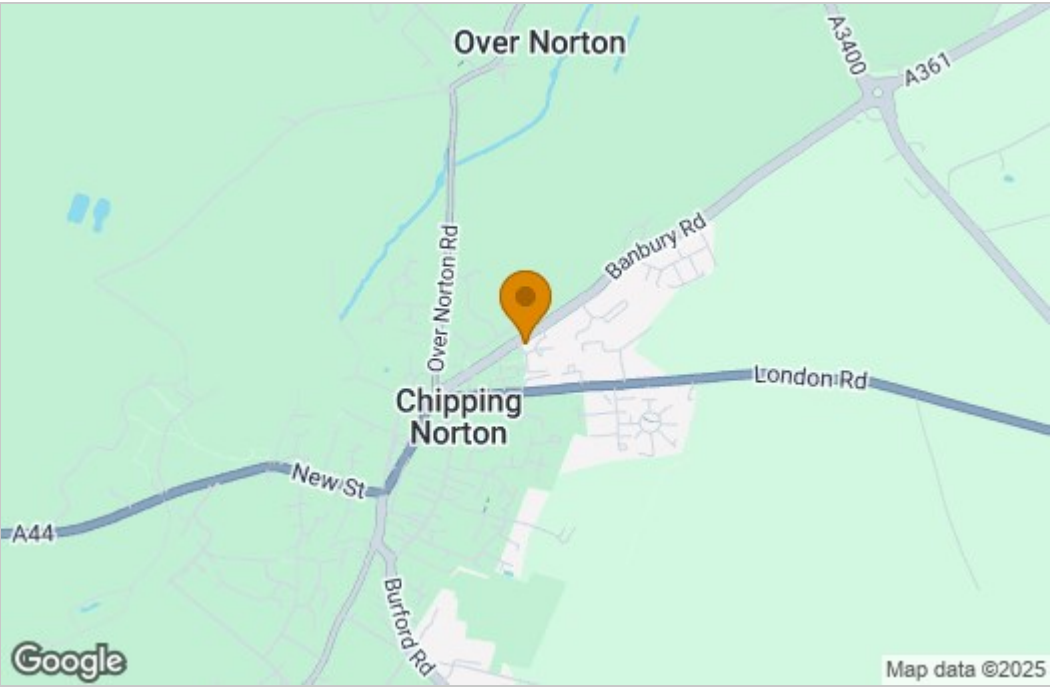
Floor Plan

Approximate Gross Internal Area = 141.77 sq m / 1526 sq ft

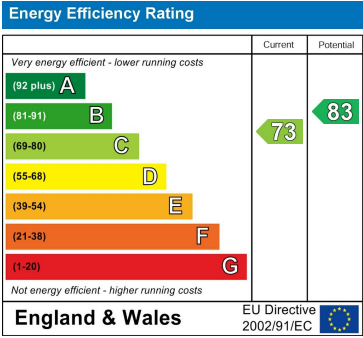


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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.