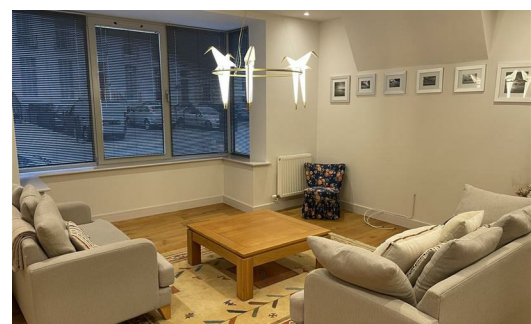


established 200 years

# Tayler & Fletcher



34 Rodney Road, Cheltenham GL50 1JJ

**£1,495 Per Month**

*A good sized renovated period building with open plan living room and kitchen, having two good sized bedrooms.*

*5 minutes walk from the Town Centre.*

*To let part furnished to include some carpets, blinds and some kitchen white goods, for 12 months possibly longer.*

**Deposit £1,725**

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

## LOCATION

34 Rodney Road is situated in central Cheltenham within a short walk of the Promenade. The property is accessed from Rodney Road, just off the A46 close to Cheltenham Town Hall. There is on-street permit holders parking just outside the property and the Rodney Road Car Park is located just around the corner. Cheltenham is the regions major commercial and cultural centre offering a wide range of events throughout the year to suit all tastes and interests. There is excellent primary and secondary schooling including Balcarras School and also a range of private schools including Dean Close, St Edwards, Cheltenham College and Cheltenham Ladies College. Cheltenham also has excellent road and rail links via the A40, A419 and M5.

## DESCRIPTION

A contemporary townhouse set in a good central location, ideal for modern town living. The accommodation is principally arranged over two floors with the additional benefit of a lower ground floor storage room. The accommodation comprises; entrance hall opening into open plan sitting, dining and kitchen space with a large bay window to the front and a well appointed and modern fitted kitchen with built-in appliances, rear hall with utility cupboard, cloakroom and stairs descending to the lower ground floor. On the first floor there is a master bedroom with large bay window and en suite shower room, guest bedroom with en suite bathroom and a separate useful study.

### Approach

Front door with opaque glazed inserts and opaque glazed insert over to:

### Entrance Hall

With a pair of painted timber doors to storage cupboard with hanging rail and further cupboards over and timber door to the:

### Open Plan Ground Floor Living Room

With Oak floor and subdivided into three areas with a deep bay window with double glazed casements with tilt and fold window, recessed ceiling spotlighting, overlooking Rodney Road and in turn leading through the dining area with double glazed casement to side elevation, a wide archway with central island leading to the:

### Kitchen

With fully fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap, set in a Quartz style worktop with four ring Neff halogen hob over with brushed stainless steel extractor over, built-in Neff oven/grill below, built-in cupboards and built-in Neff dishwasher and three quarter height unit to one side with built-in refrigerator, built-in freezer and built-in housemaids cupboard. Central island unit with built-in dual drawer storage system. Recessed ceiling spotlights over and wall mounted cupboard housing the Worcester gas-fired central

heating boiler, double glazed casement to side elevation.

From the dining area, a timber door leads through with two steps down to the:

### Inner Hall

With tiled floor and door to:

### Cloakroom

With low-level WC with built-in cistern, wall mounted wash hand basin with chrome mixer tap and built-in cupboard below, fully tiled walls and recessed ceiling spotlighting, chrome heated towel rail.

From the inner hall, door to:

### Utility Cupboard

With space and plumbing for washing machine with shelving over.

From the inner hall, stairs lead down to the:

### Lower Ground Floor Storage Room

With tiled floor and corner cupboard with wall mounted electricity fuse box and meter and further cupboard housing the gas meter. Recessed ceiling spotlighting.

From the ground floor living room, an ornate Regency style staircase with curved timber hand rail and bespoke balustrading with display niche to one side, lead to a:

### Half Landing

With timber door to:

### Study

With double glazed casement widow to side elevation. The staircase continuing to the:

### First Floor Landing

With a timber door to:

### Bedroom 1

With deep bay window to front elevation, decorative cast iron fireplace, recessed ceiling spotlighting and further double glazed casement window to front elevation and timber door to:

### En Suite Shower Room

With tiled floor, tiled walls, wall mounted wash hand basin with built-in cupboard below with chrome mixer tap, low-level WC with built-in cistern and corner shower with chrome shower fittings and further handset shower attachment.

From the first floor landing, timber door to:

### Bedroom 2

With double glazed tilt and slide casement window to the rear elevation, recessed ceiling spotlighting and timber door to:



## En Suite Bathroom

With tiled floor and walls and with tiled panelled bath with separate wall mounted shower with chrome fittings and handset shower attachment, chrome mixer tap, glazed shower panel and further low-level WC with built-in cistern and wall mounted wash hand basin with chrome mixer tap over, opaque double glazed tilt and side window to side elevation.

## OUTSIDE

Painted iron pedestrian gate opens into an enclosed frontage bordered by low walling and iron railings with steps leading up to the front door.

## LOCAL AUTHORITY

Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, Gloucestershire GL50 9SA (Tel: 01242 262626) [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

## RENT

£1,495 per calendar month excluding electricity, gas, water, council tax and telephone charges.

## SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,725 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.

## HOLDING DEPOSIT

A holding deposit of one week's rent £345 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).

## COUNCIL TAX

Council Tax band C Rate Payable for 2025-26: £1,996.90

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Telephone connection is subject to the British Telecom 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.

## RESTRICTIONS

Not suitable for pets or children  
No smokers

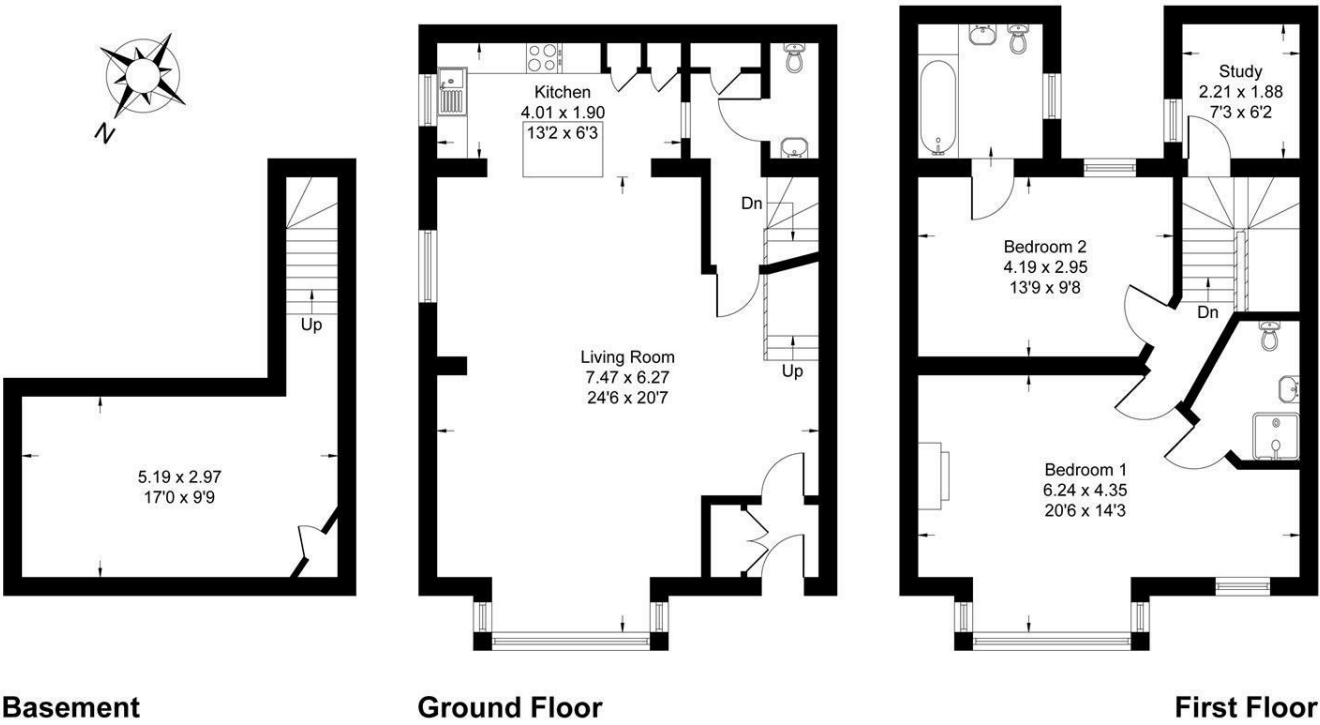
## AGENT'S NOTE

34 Rodney Road is entitled to apply for 2 annual on street parking permits within Zone 1.

The property will be managed by Tayler & Fletcher.

Floor Plan

Approximate Gross Internal Area = 130.0 sq m / 1397 sq ft

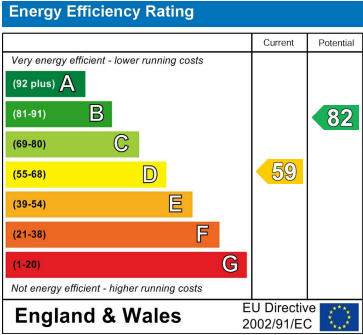


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.