

established 200 years

Tayler & Fletcher



Bell Hill, Hook Norton OX15 5NG

£895 Per Month

*A One Bedroom First Floor Apartment situated in a lovely Village Location.
To let Unfurnished except for Cooker and Washing Machine for 12 months, possibly longer.
Rent to include Electricity and Water. On Road Parking Only
Available Now.*

Deposit £1,032

taylerandfletcher.co.uk

Hook Norton

Is a popular, well-served Oxfordshire village situated on the edge of the Cotswolds, close to such centres as Banbury (7 miles with M40 link), Charlbury (10 miles), both with main line station to London, Chipping Norton (5 miles), Stratford-upon-Avon (18 miles) and Oxford (24 miles). The village itself has a village shop, Post Office, Doctors and Dental Surgeries, Library, Public Houses, brewery, well-regarded Primary School and secondary education is available at both Chipping Norton and Bloxham and there is also a local bus service.

Directions

On entering Hook Norton follow the road onto the High Street when you reach the village shop on the left, turn right down Bell Hill, once at the bottom of the hill the road forks in two directions, before continuing the property can be found on the right hand side lane.

The Flat

Is a one bedroom, first floor flat with open plan living. The property has character vaulted ceilings and exposed wooden A-frame beams.

Steep stone steps (under a covered walkway) lead up to the front door.

Open Plan Kitchen Sitting Room

Vaulted ceiling with exposed beams, 2 double glazed windows with blinds, carpet in living area, open shelves, wall lights, electric night storage heater, TV and Telephone point. Airing cupboard with water cylinder and immersion heater, slatted shelf.

Vinyl flooring in kitchen area, range of wall and base units, stainless steel single drainer sink unit, Logic electric 4 ring cooker with double oven or option of an Air fryer if preferred. Hoover washer/drier, Logic refrigerator, Alba microwave.

Bedroom

L shaped double bedroom, with dual aspect windows having blinds, a vaulted ceiling with exposed beams, carpet, and electric night storage heater.

En-suite Shower Room

Carpet, tiled walls, WC, wash hand basin with light and shaver point over, shower cubicle with a Triton electric shower, heated towel rail, mirror fronted wall mounted cupboard.

Services

Electricity, mains water and drainage included in the rent. Heating is electric heaters. Telephone connection is subject to British Telecom regulations. Fibre Broadband. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Energy Performance Certificate

EPC rating E

Local Authority

Cherwell District Council
Council Tax Band B
Tax Payable: 2025-2026 £1,891.48

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,032 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 £206 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).

Restrictions

1. Not suitable for pets or children
2. Non smokers only

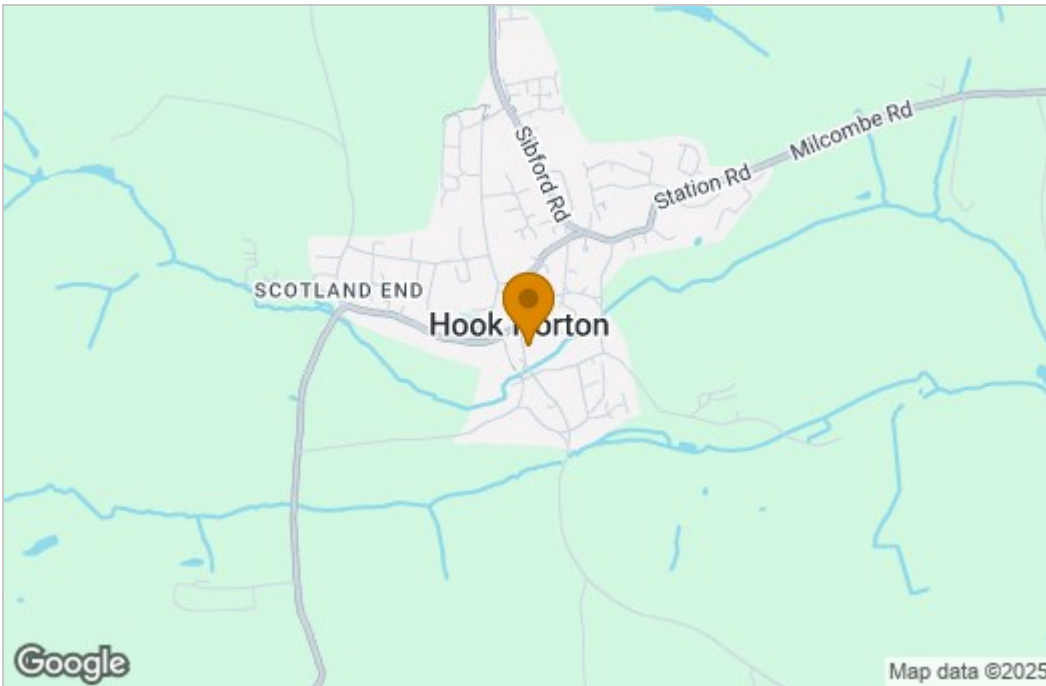
Agents' Notes

Taylor & Fletcher will be managing this property.

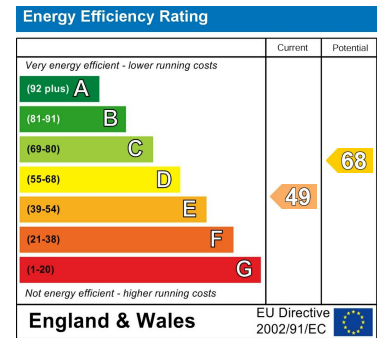
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

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.