

established 200 years

Tayler & Fletcher



6 Parkland Mews, Stow-on-the-Wold, Cheltenham GL54 1BA

£995 PCM

GROUND FLOOR FLAT

A well presented two bedroom ground floor flat with private entrance.

A short walk from the town centre with parking for one car.

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

AVAILABLE NOW

Deposit £1,148

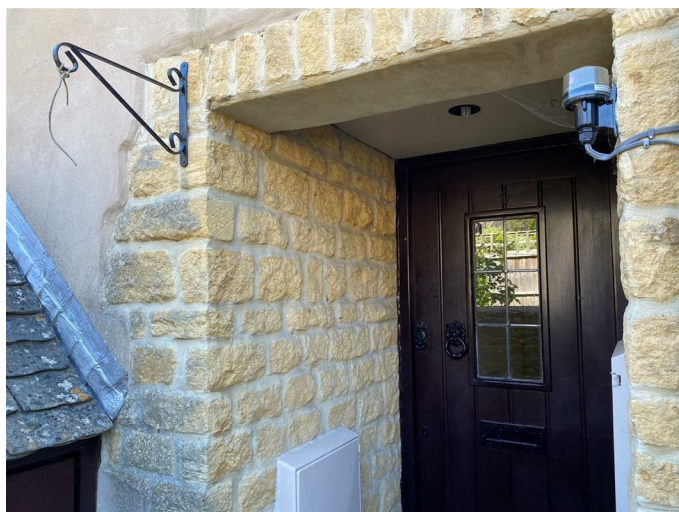
taylerandfletcher.co.uk

Location

Stow on the Wold is a famous old market town in the Cotswolds with an excellent selection of shops supplying all normal requirements, good business and educational facilities and various places of worship. Moreton in Marsh to the north and Bourton on the Water to the south are both 4 miles distance and there are mainline train stations at Moreton in Marsh and Kingham with a service to London Paddington via Oxford and Reading.

Entrance Hall

Part glazed front door into entrance hall with carpet, radiator and doors to:



Sitting Room

Windows to front and rear with blinds, chimney breast with exposed stone and hearth NOT TO BE USED. Radiator, wall lights, TV point, central heating thermostat, carpet.



Kitchen

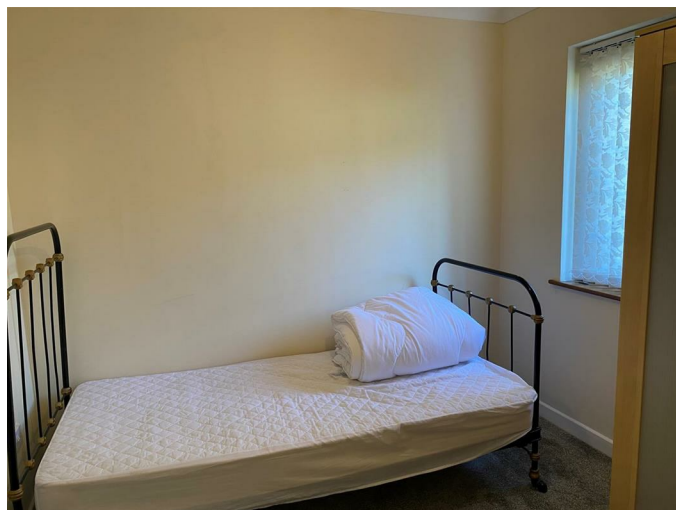
Wall and base units with tiled worktop over, brown ceramic single sink with drainer and mixer tap with window over and blind, wall mounted gas boiler, freestanding cooker with double oven and electric hob and extractor hood over, washing machine, fridge, radiator, vinyl floor.

Bedroom 1

Window to front with blind, radiator, carpet, built-in wardrobe with hanging rail and shelf over.

Bedroom 2

Window to rear with blind, radiator, carpet, fuse box.



Bathroom

White suite with bath and Mira shower over with shower screen, extractor fan, opaque window, pedestal wash hand basin with mirror and light over, wc, wall cabinet with mirrored front, radiator, tiled floor.



Outside & Parking

Communal outside gravelled areas/pathways with borders.
Allocated and numbered parking for one car.

Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester, Glos.
Tel: 01285 623000.
Council Tax Band C
Council Tax Payable 2025-26 £2,094.30

Services

Mains electricity, gas, water and drainage are connected. Gas central heating. 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.

Energy Performance Certificate

EPC to follow

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.

Restrictions

Non smokers.
Not suitable for children.
One small dog by arrangement. A dog must be on a lead within the complex at all times.

Agents Notes

The property will not be managed by Tayler & Fletcher.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please

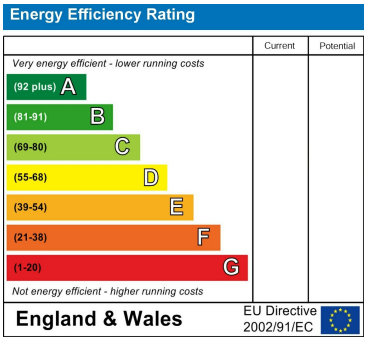
contact Tayler & Fletcher should you wish to clarify specific items within a property.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.