

established 200 years

# Tayler & Fletcher



5 Charlton Terrace, Evenlode Road, Moreton-in-Marsh GL56 0HT

**£870 PCM**

*A WELL PRESENTED THREE BEDROOM TERRACED HOUSE IN AN EDGE OF TOWN LOCATION  
WITH GARDEN AND OFF ROAD PARKING*

**Deposit £1,000**

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

## Moreton-in-Marsh

Is a well known and busy North Cotswold Market town standing astride the main Fosseway (A429) situated some 15 miles from Stratford-upon-Avon, 22 miles from Warwick and Cheltenham, 27 miles from Oxford and about 40 miles from Birmingham. The town lies on the main Worcester to Paddington railway line (a journey of some 90 minutes) and has a large market every Tuesday and a broad range of recognised shopping, amenity and commercial facilities.

## Directions

From the centre of Moreton-in-Marsh take the Oxford Road A44, cross over the railway and after approximately 0.3 miles turn right into Evenlode Road. Charlton Terrace is on the left within 100 yards.

## 5 Charlton Terrace

Comprises a three bedroom mid terraced property of brick construction beneath blue slated roofs with accommodation on three floors. The property also benefits from an off street parking space to the front and a long rear garden and has gas central heating and double glazed windows.

## On the Ground Floor

Front door to:

### Living Room 12'1" x 11'3" (3.68 x 3.43)

With stone fireplace (sealed and not to be used), cupboard to side and TV stand. Arch through to:

### Dining Area 9'2" x 8'0" (2.79 x 2.44)

With built-in cupboards, enclosed staircase out with cupboard under.

## Lobby

With boiler cupboard

### Kitchen 10'1" x 7'3" (3.07 x 2.21)

With range of base and wall storage units incorporating stainless steel sink, space for cooker and fridge freezer, space and plumbing for washing machine. Door to rear garden.

## Bathroom

With fitted bath having shower over, WC, wash hand basin, heated towel rail and fan heater.

## On the First Floor:

## Landing

With stairs out.

### Bedroom 1 11'3" x 16'0" maximum (3.43 x 4.88 maximum)

### Bedroom 2 12'10" x 7'10" maximum (3.91 x 2.39 maximum)

## On the Second Floor

### Bedroom 3 17'7" x 15'1" maximum (5.36 x 4.60 maximum)

## Outside

Parking space to the front. Long rear garden and covered area over back door. Timber built garden shed.

## Council Tax Band

Band B rate payable 2025/26- £1,783.92

## Restrictions

No smokers. Pets considered by arrangement subject to an additional rent.

## Rent

£870 per calendar month payable in advance by standing order.

## Holding Deposit

A holding deposit of one week's rent (£200) 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(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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 £1000 is payable at the commencement of the Tenancy. This will be held on the Tenant's behalf in a Client Monies Services account at Lloyds TSB, and will be refunded at the termination of the Tenancy, less any deductions in respect of outstanding accounts, dilapidation's etc. If any. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at [www.tds.gb.com](http://www.tds.gb.com)

## Notes

Please note this property will be managed by Tayler and Fletcher LLP

## Viewing

By prior appointment please through Bourton-on-the-Water Office 01451 820913

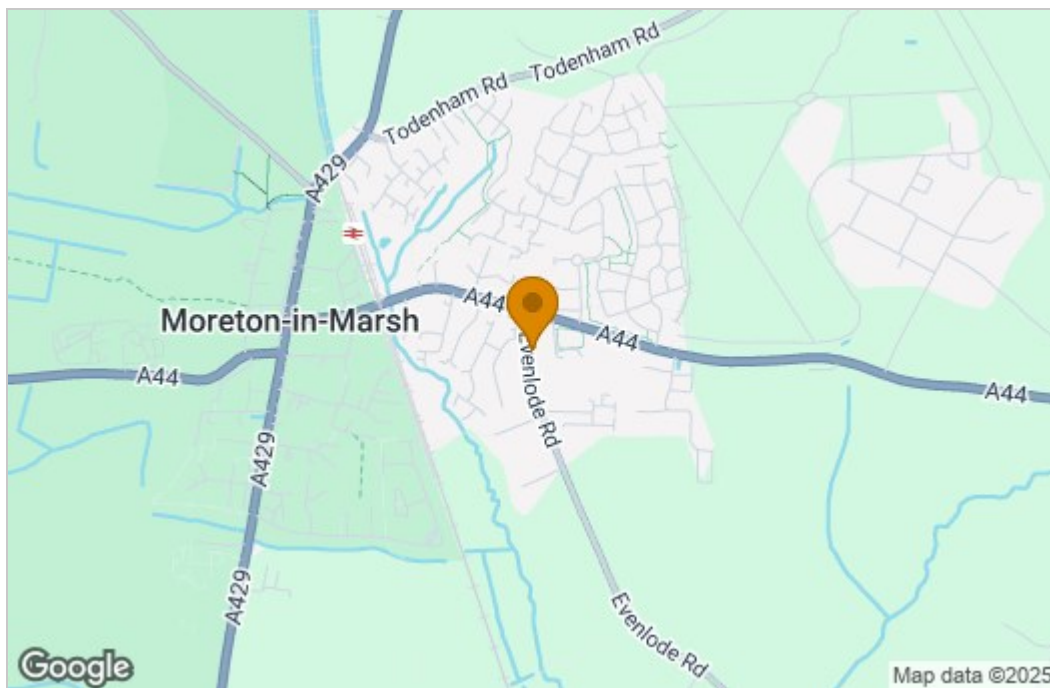
## Please Note

No 6 Charlton Terrace has a right of access to the rear of No. 5 for the purpose of dustbin and garden waste removal.

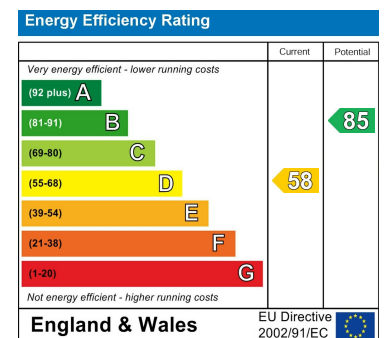




## Area Map



## 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.