

established 200 years

Tayler & Fletcher



Midway, Church Alley, Stow-on-the-Wold GL54 1AE

£1,195 PCM

*An attractive First Floor Flat with flexible accommodation over two levels conveniently located in the centre of Stow on the Wold with balcony.
To Let Unfurnished for 12 months possibly longer.*

AVAILABLE NOW

Deposit £1,378

taylerandfletcher.co.uk

Directions

The entrance to the property is situated in Church Alley, just past the church and overlooks The Square, Stow on the Wold

Description

Midway is conveniently situated in The Square of Stow on the Wold. The entrance to the property is located in Church Alley and has views over St Edwards Church. Stow on the Wold is a famed old Market Town in an elevated position within the Cotswolds. The town offers a varied selection of shops catering for everyday requires as well as business and educational facilities and various places of worship. It is conveniently placed for such centres as Cheltenham, Stratford upon Avon, Evesham and Oxford. Moreton in Marsh (4 miles) has a main line station with daily services to Oxford and London (Paddington). There are regular bus services connecting the surrounding area.

First Floor Entrance Hallway

Steps lead up to the front door opening into the hallway. The hallway provides access to the kitchen, dining room and sitting room.



Dining Room/Bedroom 3 10'2" x 8'11" (3.10 x 2.72)

Wall lights, storage heater, painted fireplace recess, glazed door to Study



Study 8'1" x 7'5" (2.46 x 2.26)

Storage heater, windows to side and rear aspects.

Sitting Room 12'8" x 12'3" (3.86 x 3.73)

Bright east facing bay window overlooking The Square. Storage heater. Built in cupboard with shelves above, fire place (not used).

Kitchen 10'6" x 8'10" (3.20 x 2.69)

Window to rear aspect. A range of floor and wall units with worktop over. Stainless steel single drainer sink unit, Spaces for fridge, freezer, free standing cooker, extractor fan, understairs airing cupboard with hot water cylinder and electric immersion heater.

Second Floor

Very steep stairs to Second Floor

Bedroom 1 12'10" x 12'0" (3.91 x 3.66)

Window overlooking The Square, two double fitted wardrobes with space for double bed between and cupboard over, recess for dressing table, built in cupboard.

Bedroom 2 16'6" x 11'2" (5.03 x 3.40)

Door onto terrace area with views across St Edwards Church and also window to rear aspect. Shelled recess, panel heater.



Bathroom

High step up to bathroom, white wc, bidet, pedestal hand basin and shower cubicle with Mira electric shower. Laminate floor.



Balcony/Terrace

Overlooking the Church, space for chairs and table once decked.

Services

Mains water, drainage and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations.

Local Authority

Cotswold District Council
Cirencester
Tel: 01285 623000

Council Tax

Council Tax Band B
Tax payable 2025-2026 £1,775.77

Holding Deposit

A holding deposit of one week's rent £275 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

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1378 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.

EPC

EPC rating E

Restrictions

- 1.Children by arrangement
- 2.Non smokers only

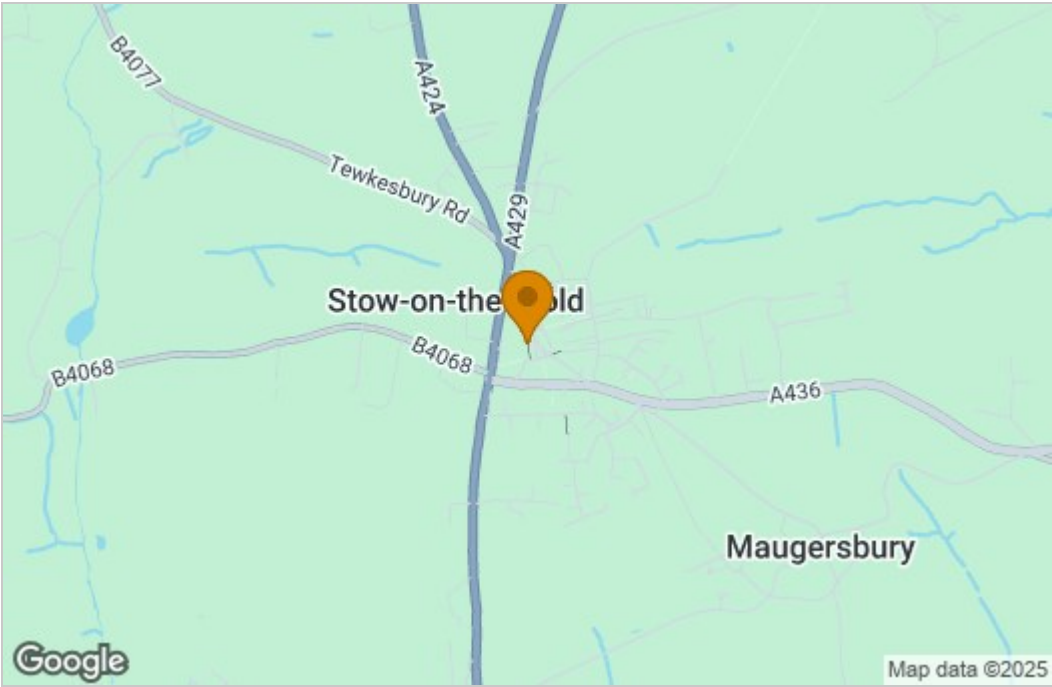
Agent's Note

The property will not be managed by Tayler & Fletcher.

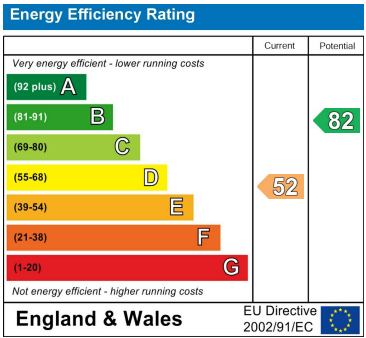
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

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.