

established 200 years

Tayler & Fletcher



Crumpet Cottage, Naunton, Cheltenham GL54 3AJ

£1,250 PCM

A traditional Cotswold stone two bedroom cottage enjoying views over the Windrush valley with garden and parking.

To Let unfurnished for 12 months possibly longer with some white goods.

AVAILABLE NOW

Deposit £1,442

taylerandfletcher.co.uk

Directions

From Stow-on-the-Wold take the B4068 through Lower Swell and continue following signs to Naunton. Ignore the right turn into the village and follow the road past the entrance to Naunton Downs Golf Course on the left, turn left at the next junction into the lane and the shared entrance to Crumpet Cottage will be found on the left hand side after about 50 metres.

Location

Crumpet Cottage is situated in an elevated position just outside the picturesque and sought after North Cotswold village of Naunton, which lies in the Windrush Valley between Stow-on-the-Wold and Cheltenham.

Naunton has a Parish Church, Black Horse Public House and Cricket Club with Pavilion. Stow-on-the-Wold and Bourton-on-the-Water are 6 and 5 miles respectively and each have a good range of facilities to meet everyday requirements, including shops and boutiques, supermarkets and restaurants. Both towns have primary schools, in addition the Cotswold School at Bourton-on-the-Water has a public Sports Centre and Swimming Pool. Moreton-in-Marsh has a mainline train station servicing London Paddington via Oxford and Reading.

Porch

Flagstone floor, windows to front, rooflight, radiator, space and plumbing for washing machine.

Entrance Hall

Front door, carpet, radiator, fuse box, stairs rising to first floor.

Kitchen/Dining Room

Wall and base units with worktop over, sink with mixer tap, deep sill above with window and blind, slimline dishwasher, integrated electric hob with extractor hood over, oven, freestanding Indesit fridge freezer, wooden floor, dining area with space for table and chairs, window.

Sitting Room

Multifuel burning stove, stone hearth, mantle over, exposed stone walls, wooden beam to ceiling, carpet, radiator.



FIRST FLOOR

Landing

Rooflight, wooden beam, cupboard with water tank, carpet



Bedroom 1

Rooflight, wooden beams, built-in wardrobe with hanging rail, shelves to side, carpet, radiator.

Bedroom 2

Rooflight, wooden beam, carpet, radiator.



Bathroom

Traditional floor standing bath and mixer tap with hand shower, blind style shower screen, pedestal wash hand basin with mirror and lights over, wc, heated towel rail, vinyl floor.



Outside

Garden to front with patio and gravel, wooden shed, border, wooden gate and fencing to front.



Parking

Two car parking spaces



Services

Mains electricity, water and drainage are connected. 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.

Local Authority & Council Tax

Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band D

Rate Payable for 2025-2026: £2,236.94

Restrictions

Non smokers

No Pets

Children by arrangement

Rent

£1250 per month excluding electric, water, council tax and telephone charges.

Holding Deposit

A holding deposit of one week's rent £288 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

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,442 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.

Energy Performance Certificate

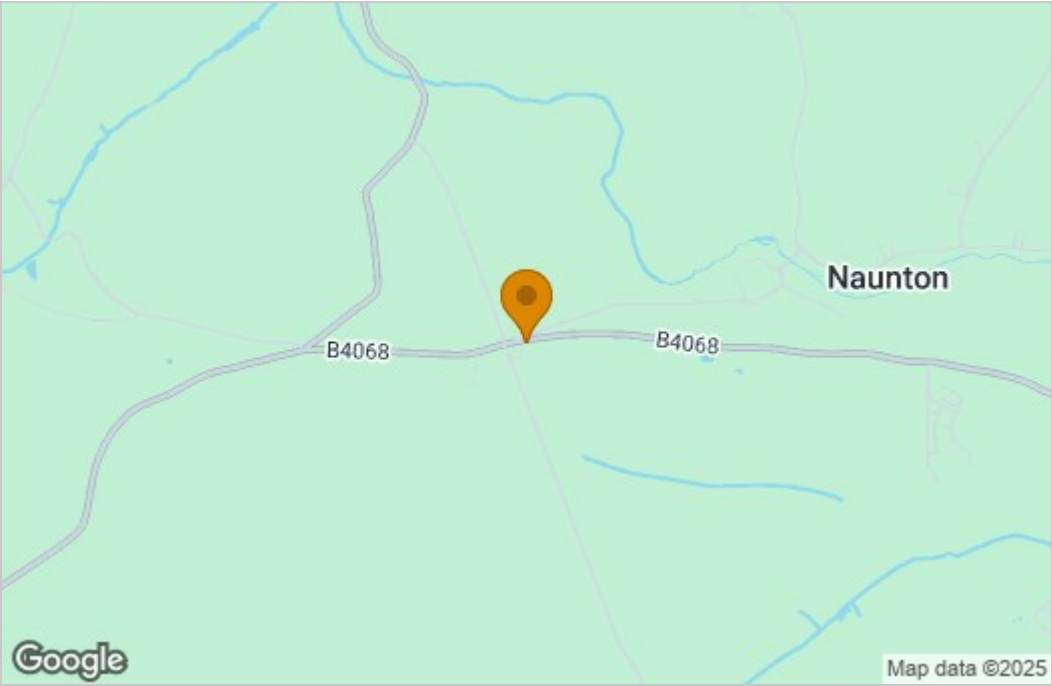
EPC Rating E

Agent's Note

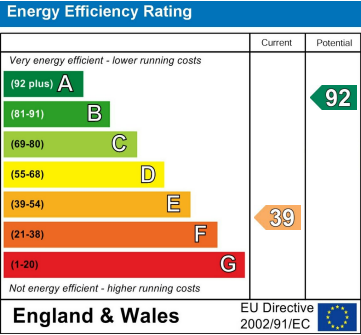
The property will be managed by Tayler & Fletcher.

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.

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.