

established 200 years

Tayler & Fletcher



Stokesay, Condicote, Cheltenham GL54 1ES

£1,550 PCM

A beautifully presented detached two double bedroom property with two reception rooms, single garage and private garden.

In the popular village of Condicote.

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

AVAILABLE 1st NOVEMBER

Deposit £1,788

taylerandfletcher.co.uk

Directions

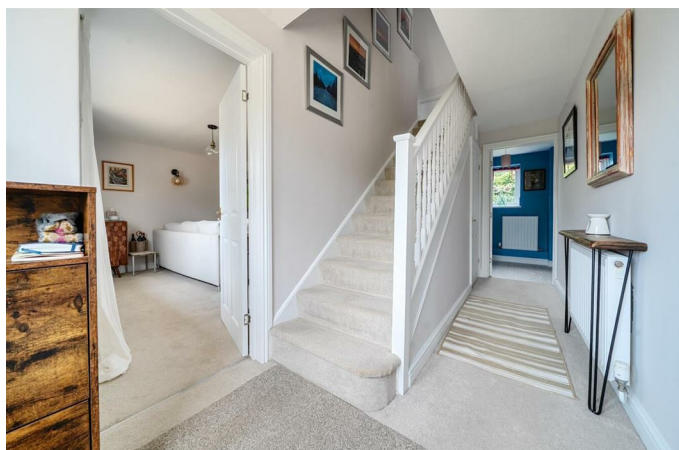
From Bourton-on-the-Water take the A429 towards Stow-on-the-Wold and take the B4077 towards Evesham and Broadway. Turn left after the Coach and Horses Public House. Continue through Luckley and into Condicote. Go past the village green, keep left and Stokesay can be found on the left hand side.

Location

Stokesay is set in a peaceful position on the edge of the popular rural Cotswolds village of Condicote approximately 3 ½ miles from Stow-on-the-Wold. The village is set around a central walled green, known as 'The Pound' and also has an excellent Village Hall and the Parish Church of St Nicholas. Stow and Moreton-in-Marsh provide for a wide range of local shops and facilities including mainline rail services from Moreton to London (Paddington). The regions major commercial centres of Cheltenham and Oxford are all within easy travelling distance and provide a comprehensive range of shops and services together with wider sporting and cultural opportunities.

Entrance Hall

Front door to hall, stairs rising to first floor, carpet, radiator.



Cloakroom Utility Room

Wc, wash hand basin, spaces for washing machine and tumble drier, radiator, window and blind over.

Sitting Room

Wood burning stove with stone hearth and wooden mantle over, carpet, window to front with blind over, radiator under, further radiator, Gigaclear broadband connection, TV point, Sky connection, wall lights, French doors to conservatory.

Conservatory

Solid roof, windows overlooking garden, French doors to garden, radiator, tiled floor, exposed stone walls.



Kitchen Dining Room

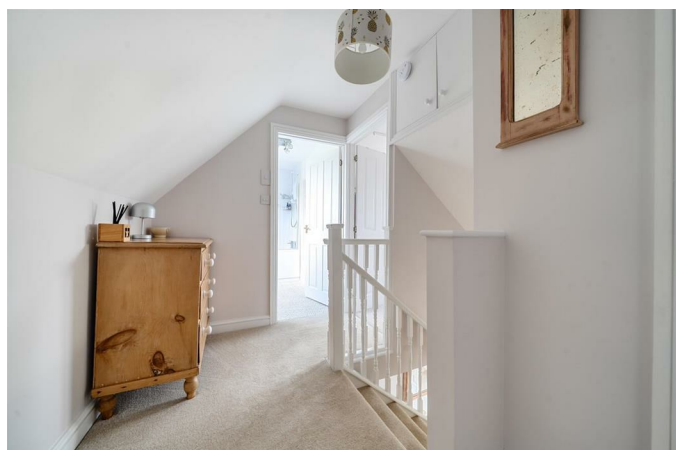
Wall and base units with work top over, stainless steel double sink and drainer with mixer tap, window overlooking garden with blind, integrated oven and hob with extractor fan over, space for dishwasher, vinyl flooring, door to garden. Dining area with window to front and blind over, radiator below.



FIRST FLOOR

Landing

Over stairs storage cupboard, further under eaves storage cupboard, carpet.



Bedroom 1

Built-in cupboards with hanging rails and shelves, window to front with blind over, radiator, carpet.



Bedroom 2

Storage cupboard and further cupboard with shelves, window to front with blind over, carpet.



Bathroom

Bath with shower screen and electric Mira shower over, wc, wash hand basin and drawers under, window with blind over, radiator, vinyl floor.



Garage

Window and door to rear, power and light, oil fired boiler, up and over door to front

Outside & Parking

Gravelled driveway to front with parking for several cars. Hardstanding to side of property for refuse bins. Log store. Access to side and gate to rear garden leading to patio area and private fenced south facing garden laid to lawn. Fenced area for oil tank.



Services

Mains electricity, water and drainage are connected. Telephone subject to BT transfer regulations. Broadband is via Gigaclear. 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: £2,170.82

Holding Deposit

A holding deposit of one week's rent £357 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 £1,788 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.

Rent

£1550 per month excluding electric, water, council tax and telephone charges.

Energy Performance Certificate

EPC Rating C

Restrictions

Non smokers

Children by arrangement

Pets considered

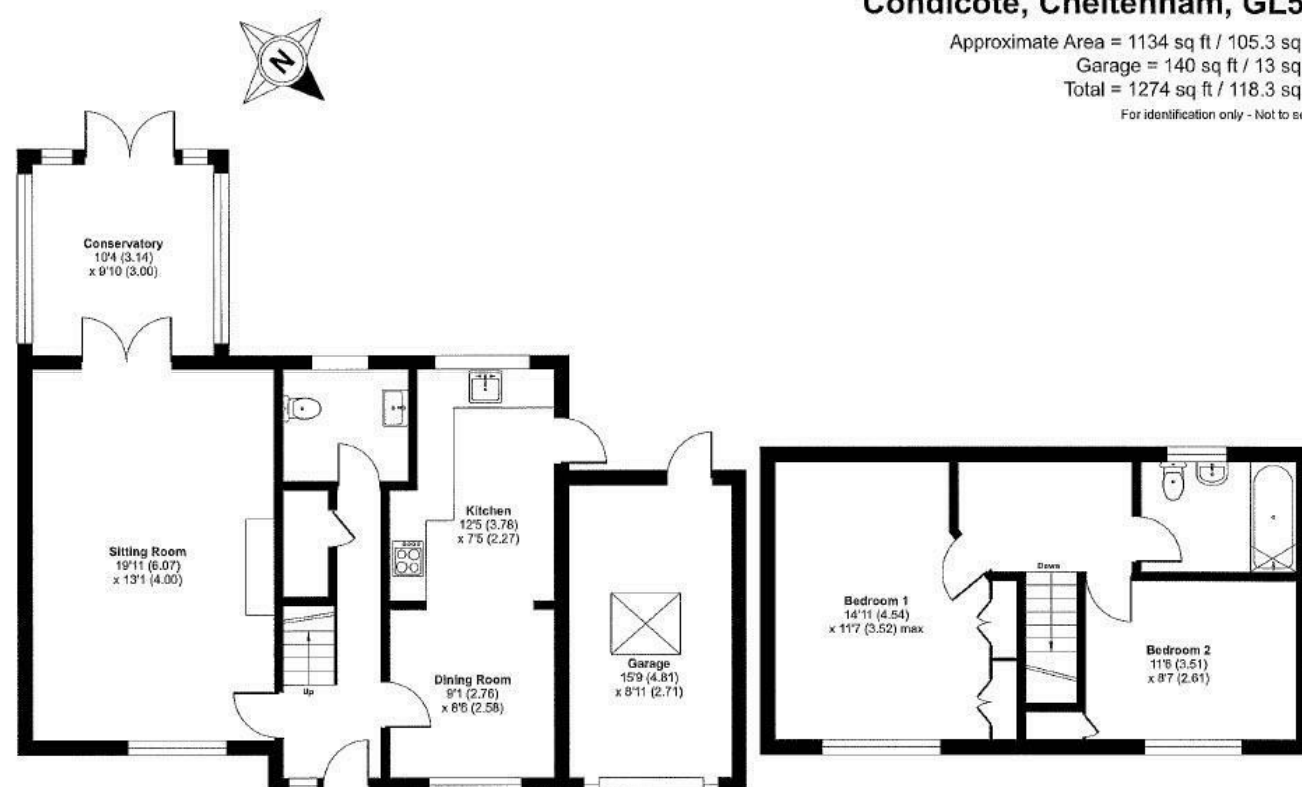
Agents Notes

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.



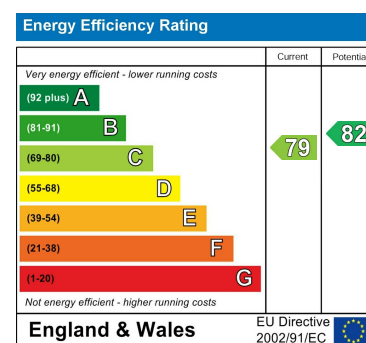
Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Adams Estate Agents Limited. REF: 1330597

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.