

established 200 years

Tayler & Fletcher



4 Chapel Gardens, Stretton On Fosse, Moreton-In-Marsh GL56 9SL

£1,150 PCM

*An immaculate end of terrace three bedroom house with garage, parking and enclosed garden, located in Stretton on Fosse.
To Let unfurnished, except for some kitchen white goods, for 12 months possibly longer.*

AVAILABLE NOVEMBER

Deposit £1,326

taylorandfletcher.co.uk

Location

4 Chapel Gardens is situated in Stretton-on-Fosse which is located in the northern part of the Cotswold's, straddling the Warwickshire and Gloucestershire border. Moreton-in-Marsh which is approximately 4 miles away has a good range of facilities including a Co-op supermarket which has a Post Office, Aldi and Tesco convenience store together with a useful range of other shops and facilities suitable for everyday needs. The town also holds a market every Tuesday. It has a main line train station with a service to London Paddington via Oxford and benefits from a hospital and medical centre, garden centre and petrol filling station.

Approximately 10 miles from Stow-on-the-Wold. The village lies approximately 4 miles southeast of Shipston-on-Stour, about 10 miles southwest of Stratford-upon-Avon and 23 miles from Cheltenham.

Entrance Hall

Front door, stairs to first floor, carpet.

Cloakroom WC

Wc, pedestal wash hand basin.

Sitting Room

Log burner with mantle over and hearth, window to front, electric wall heater, TV point, carpet.



Kitchen

Wall and base units with worktop over, 11/2 bowl stainless steel sink with mixer tap over and single drainer, window above with blind over, five ring electric hob with extractor hood over, integrated oven below, freestanding washing machine, fridge freezer, tiled floor, electric wall heater, door to back leading to parking and garage.

FIRST FLOOR

Landing

Airing cupboard with hot water tank and slatted shelves, carpet.

Bedroom 1

Window to front, carpet, TV point, electric wall heater.



Bedroom 2

Window to rear, carpet, electric wall heater.



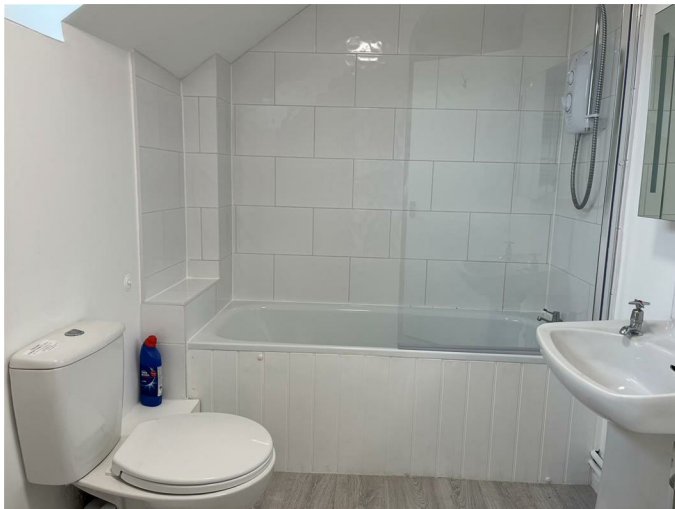
Bedroom 3

Window to rear, carpet, electric wall heater.



Bathroom

Bath with electric Mira shower over and shower screen, part tiled walls, wc, pedestal wash hand basin with mirror over, chrome heated towel rail, vinyl flooring. opaque window to front.



Single Garage

Power and light, suitable for one car.



Outside & Parking

Steps up to front door with small front garden.

Lawned area to side of property with log store.

Parking to the rear in garage and on gravelled driveway.



Services

Mains water and electricity are connected. Electric wall heaters. 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.

Rent

£1150 per calendar month excludes electric, water, council tax and telephone charges.

Holding Deposit

A holding deposit of one week's rent £265 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 £1326 as a Deposit which shall be securely held by the DPS for the duration of the tenancy, with no interest being payable to the Tenant. At the end of the Tenancy the Landlord, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

Local Authority & Council Tax

Stratford on Avon District Council, Elizabeth House, Church
Street, Stratford-upon-Avon, Warwickshire CV37 6HX
Tel: 01789 260990
Council Tax Band C
Tax payable 2025=2026 £2,088.21

Energy Performance Certificate

EPC rating E

Restrictions

Non smokers
Children and a pet by arrangement

Agents Note

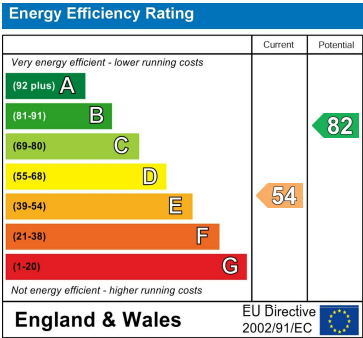
Tayler & Fletcher will not be managing this property.

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.