

established 200 years

Tayler & Fletcher



14 Parkland Mews, Stow-on-the-Wold, Cheltenham GL54 1BA

Guide Price of £299,950

A spacious town house with adaptable accommodation set over three floors, close to the centre of the town and in need of modernisation.

taylerandfletcher.co.uk

Directions

From the Stow-on-the-Wold office of Tayler & Fletcher leave Digbeth Street leading into Park Street. Continue down Park Street about 50 yards and the entrance to Parkland Mews will be seen on the right hand side. The rear parking to Parkland Mews can be approached off Back Walls.

Location

14 Parkland Mews is situated within a short walk of The Square. Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

14 Parkland Mews is a substantial end of terrace town house built of natural Cotswold Stone with rendered elevations under a tiled roof.

It has an attractive appearance to both the front and rear elevations with leaded light casement windows and a gabled dormer set in the rear elevation. It is in need of modernisation throughout.

It is a deceptively spacious property with the accommodation arranged over three floors.

On the ground floor there is a hall, cloakroom, reception room (formally an integral garage) and a store room which houses the boiler.

On the first floor there is a sitting room with cut stone fireplace fitted with a coal effect gas fire together with a kitchen.

On the second floor there is a main bedroom, second bedroom and a bathroom with a shower over the bath.

14 Parkland Mews enjoys a small sitting out area as well as the well tended and landscaped communal gardens and is well positioned being close to all the facilities within the town.

There is parking together with visitor parking.

Hall

Under stairs cupboard.

Cloakroom 11'8" x 5'6" (3.56m x 1.68m)

Low level w.c. wash hand basin, casement window.

Reception Room 12'6" x 11'9" (3.81m x 3.58m)

Previously integral garage and including cupboards.

Store Room 11'9" x 4' (3.58m x 1.22m)

Housing the Worcester Bosch boiler. Up and over door leading to the parking area.

Kitchen 11'9" x 7'1" (3.58m x 2.16m)

Comprising one and a half bowl sink unit with mixer taps set within a wide surround with a range of drawers and cupboards beneath.

De Dietrich oven and grill with work surface and cupboards to either side and cupboards above. Four ring gas hob with extractor hood above and matching eye level cupboards. Space for upright fridge freezer.



Sitting Room 13'11 x 11'9" (4.24m x 3.58m)

Fireplace with cut stone surround and fitted with gas coal effect fire. Television point, deep window cill with leaded light casement window. Beamed ceiling.



Bedroom 1 11'9" x 10'8" (3.58m x 3.25m)

Casement window to rear. Track ceiling lights.



Bathroom 8'10" x 5'7" (2.69m x 1.70m)

Low level w.c. wash hand basin in vanity unit. Bath with shower over.



Bedroom 2 11'9" x 7'1" (3.58m x 2.16m)

Velux window.

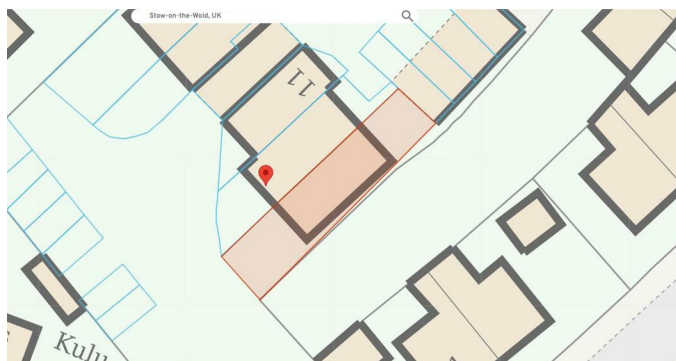


Outside

14 Parkland Mews is situated within the heart of the development which fronts Park Street.

A pedestrian access via a pair of gates leads through to a communal garden and in turn to a small sitting area outside the front of the property.

An archway leads through from the communal gardens to the parking area.



Tenure

14 Parkland Mews is offered for sale Leasehold on a 999 year Lease from 1st September 1986. Each resident owns a share of the freehold.

The Ground Rent is £25 p.a.

Service Charge

We are advised that the management charge for 14 Parkland Mews is currently £660 per annum.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

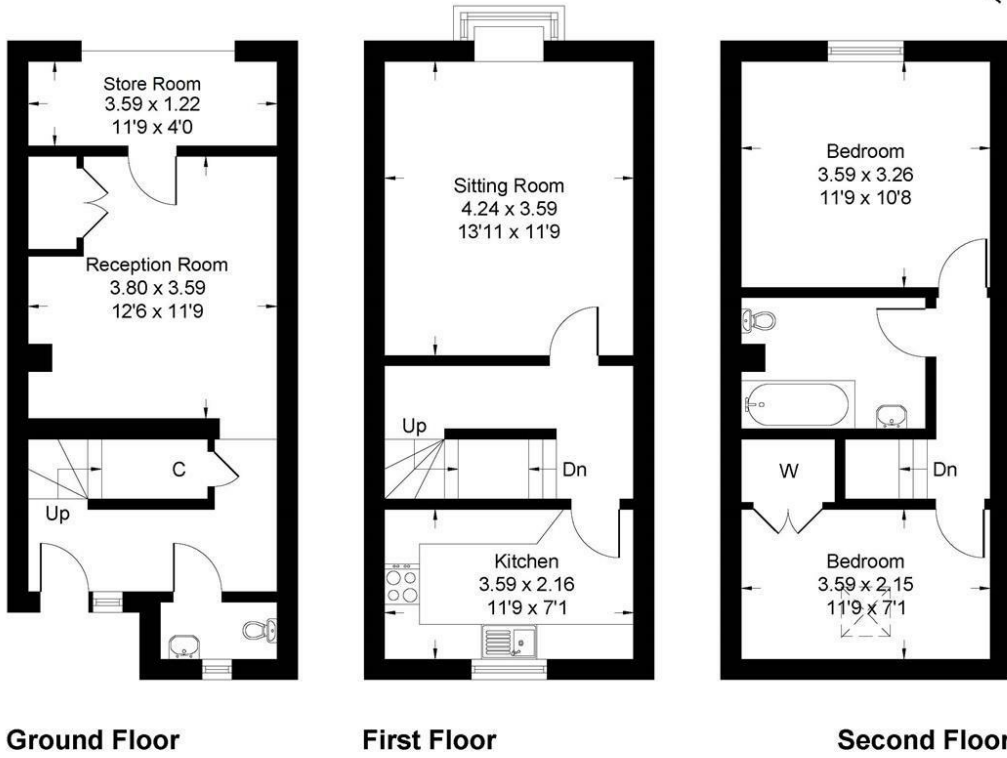
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Council Tax

Band D. Rates payable for 2024 - 2025 - £2,250.72.

Floor Plan

Approximate Gross Internal Area = 86.57 sq m / 932 sq ft
 Garage = 4.38 sq m / 47 sq ft
 Total = 90.95 sq m / 979 sq ft

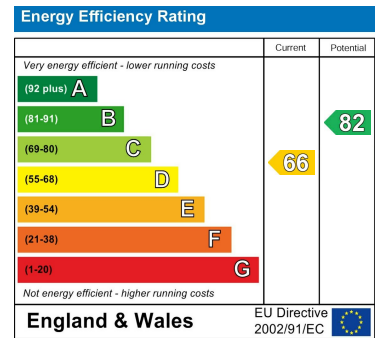


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.