

established 200 years

Taylor & Fletcher



Plum Tree Cottage, Lower Terrace, Blockley, GL56 9DS

£1,995 PCM



Lower Terrace

Blockley, GL56 9DS

A charming 3 Bed cottage of considerable character in a delightful village with superb large garden.

- TO LET
- 3 Bedrooms.
- Flagstone Floor with Underfloor Heating.
- Raised Private Patio with Superb Views.
- Cottage with Character Features.
- Part Furnished.
- White Goods Included.
- Large Tiered Garden.

LOCATION

Blockley is a vibrant Cotswold village situated between Chipping Campden and Moreton-in-Marsh. The village has a shop with a cafe that turns into a popular fine dining restaurant in the evening, two public houses, an excellent primary school, church and a large, very well equipped gym. Moreton provides day to day amenities as well as a mainline train station providing regular direct services to Oxford, London Paddington and Worcester. The village also benefits from a number of footpaths easily accessible from the subject property.

PROPERTY

Plum Tree Cottage is a well proportioned period property, situated in the heart of Blockley. The cottage has been extensively refurbished to a particularly high standard. Access is gained from the side of the property via an oak-framed glazed entrance, which leads into a small hallway providing access to the kitchen. There is a bespoke fitted kitchen with stone countertops, Belfast sink, Rangemaster Professional gas oven/hob and a flagstone floor with underfloor heating.

Double doors lead from the kitchen into the

living/dining room with a 6 person table, sofa, window seat and a large log burner. The floors are engineered oak with underfloor heating, a wall mounted smart TV is also included within the tenancy.

FIRST FLOOR

On the first floor are two good sized double bedrooms, both with zip and link beds which can be configured as double or twin beds, and a family bathroom with a large bath with shower above.

SECOND FLOOR

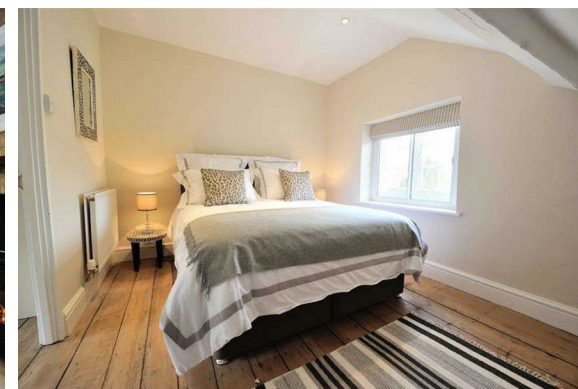
The second floor provides the primary bedroom which has an en-suite shower room, fitted wardrobes and a small landing/lobby area.

GARDEN

The garden is landscaped and has three good sized grassed areas, borders, a large patio with table, chairs and a BBQ. The patio has natural screening providing privacy, and also benefits from excellent rural views. Additionally, there is a small garden shed.

COUNCIL TAX

Cotswold District Council. Band 'D' payment for the year 2024/25- £2,170.83.





RENT

£1,995 per calendar month, excludes electricity, gas, water/drainage, council tax and telephone charges. The property will be rented furnished and available in April/May 2024.

EPC

D-63

SERVICES

Mains electricity, gas, water and drainage are connected. We have not tested any of the service installations. Telephone subject to BT transfer regulations.

PETS

Pets may be considered.

SECURITY DEPOSIT

A security deposit of 5 weeks' rent £2301 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

HOLDING DEPOSIT

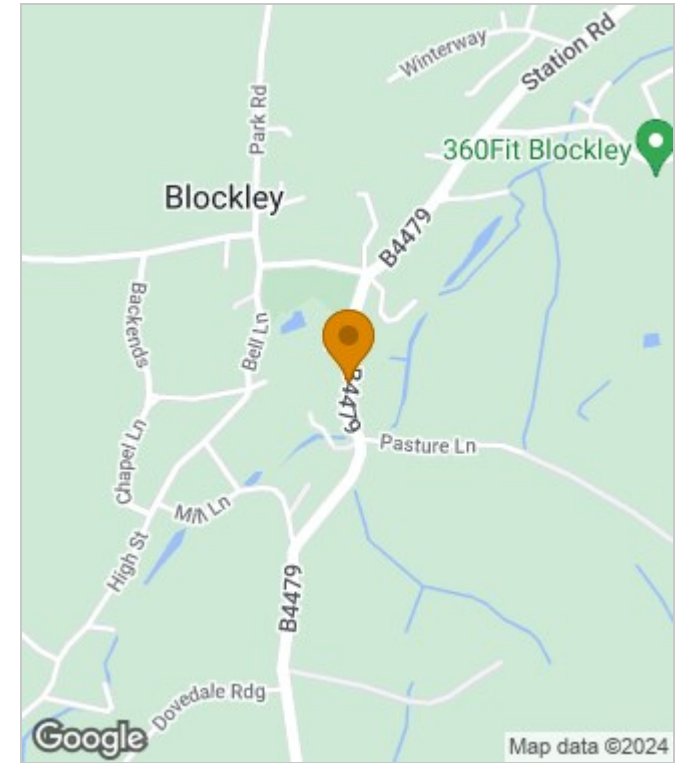
A holding deposit of one week's rent (£460) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent 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 by both parties).


WHITE GOODS

All white goods are included (Dishwasher, Washing Machine, Tumble Dryer and Fridge/Freezer).



Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.