

established 200 years

# Tayler & Fletcher



6 Landgate Yard, Stow-on-the-Wold, Cheltenham GL54 1DG

**£1,950 PCM**

*An immaculate spacious mid-terrace Cotswold Stone House with three bedrooms, one with ensuite, parking and garage, situated a short walk from the centre of the town. To Let unfurnished with white goods, for 12 months possibly longer.*

**Deposit £2,250**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Directions

From the Stow-on-the-Wold office of Tayler and Fletcher, turn left into Well Lane and continue past Union Street and Shepherds Row, turning right at the Stow-on-the-Wold Social Club. Pass the social club car park and 6 Landgate Yard will be seen on the left hand side.

## Location

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 hostelries 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 School with its affiliated public Sports Centre.

There is also a secondary school at Chipping Campden. 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, has excellent shopping facilities, a wide number of hostelries, a multiplex cinema, together with the Everyman Theatre as well as, Music, Literature and Cricket Festivals for which the town is well known.

## Description

6 Landgate Yard is a mid-terrace house constructed of natural Cotswold stone with double glazed casement windows with a decorative arched window set within the top of the gable and flanked to one side by an entrance canopy.

The house has comfortable accommodation with a staircase hall, cloakroom and sitting/dining room, well fitted kitchen incorporating an electric Everhot cooker, garden room/study overlooking the rear garden.

On the first floor, there is a master bedroom with ensuite shower room and a further double bedroom and bathroom. On the second floor there is another double bedroom and walk-in storage cupboard.

There is a parking area to the front for one car, a single garage opposite and a rear paved courtyard garden..

## Ground Floor

Entrance canopy, outside light, outside tap, front door with double glazed panels.

## Entrance Hall

Wooden floor, radiator, staircase rising to first floor with timber newel post, balustrading, doors to:

### Cloakroom 4'9" x 4'6" (1.45m x 1.37m)

Storage cupboard housing electric fuse box and meter with hanging and shelving, WC. pedestal wash hand basin with mixer tap and mirror over, painted timber panelling.

## Open Plan Sitting Dining Room

Comprising:



### Sitting Room Area 12'3" x 12'1" (3.73m x 3.68m)

Fireplace and stone surround, hearth and mantelpiece over, television and telephone points, window to front, carpet, radiator.

### Dining Area 9'9" x 9'2" (2.97m x 2.79m)

Wooden floor, radiator, opening into Kitchen, glazed French doors leading to the Garden Room/Study.

Archway to

### Kitchen 11'8" x 10'9" (3.56m x 3.28m)

Fitted kitchen comprising an Everhot electric cooker with a wide hot plate and separate induction hob with two ovens below and stainless steel extractor hood above, flanked by work surface with a range of drawers and cupboards beneath. 1 1/2 bowl stainless steel sink with mixer tap and drainer with window over to the garden with blind. Integrated AEG Lavamat washing machine, integrated Neff dishwasher together with integrated AEG fridge with Whirlpool freezer below. Worcester gas fired boiler.

### Garden Room/Study 9'3" x 7'7" min (2.82m x 2.31m min)

Double glazed casement window, two opening velux rooflights together with bi-fold doors opening to rear garden, coir carpet, radiator.



## First Floor

### Landing

Carpet, radiator and doors to:

### Master Bedroom 21' x 12'3" (6.40m x 3.73m)

Carpet, two windows, television point, mirrored wardrobes, two radiators.



### En-Suite Shower Room

Corner shower cubicle with an Aqualisa shower with drench head and separate hand held attachment. WC, corner wash hand basin with chrome mixer tap and mirror over, heated towel rail, tiled floor and walls.



### Bedroom 2 10'5" x 8'1" (3.18m x 2.46m)

Built-in cupboard with slatted timber shelving and a further built-in wardrobe cupboard with hanging rail and shelving, window, television point, carpet, radiator.

### Bathroom 8'5" x 4'3" plus 4'11" x 2'0" (2.57m x 1.32m plus 1.52m x 0.61m )

White suite with tiled panelled bath with chrome mixer tap and shower attachment. Corner shower cubicle with Aqualisa shower with drench shower head and separate hand held attachment. WC, wash hand basin with chrome mixer tap set within a unit with cupboards and mirrored cabinet over, shaver point, heated towel rail, window to front.

Continuation of the staircase leads to the second floor landing.



## Second Floor

### Landing

Carpet and doors to:

### Bedroom 3 17'9" x 13'11" (5.41m x 4.24m)

Sloping ceiling, windows, carpet, radiator.



### Walk-in Storage Cupboard 9'2" x 4' (2.79m x 1.22m)

With electric light, carpet.

### Outside

6 Landgate Yard is the middle property in a row of 5 houses. It is approached by a shared gravelled access leading to a car parking space.

Situated opposite (and the second garage from the right) is a single Garage 16'1" x 9'7" with an electric up and over door, power and light.

The rear garden is approached either from the garden room or alternatively via a gravel path leading around the rear of the property.

The rear garden is paved and surrounded by wooden fencing, outside tap, electric point.



### Local Authority

Cotswold District Council, Trinity Road, Cirencester  
Gloucestershire, GL7 1PX.  
Tel: 01285 623000.

### Council Tax

Band E Rates payable 2026-2027 £3005.91

### Services

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### Holding Deposit

A holding deposit of one week's rent £450 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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 £2,250 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 C

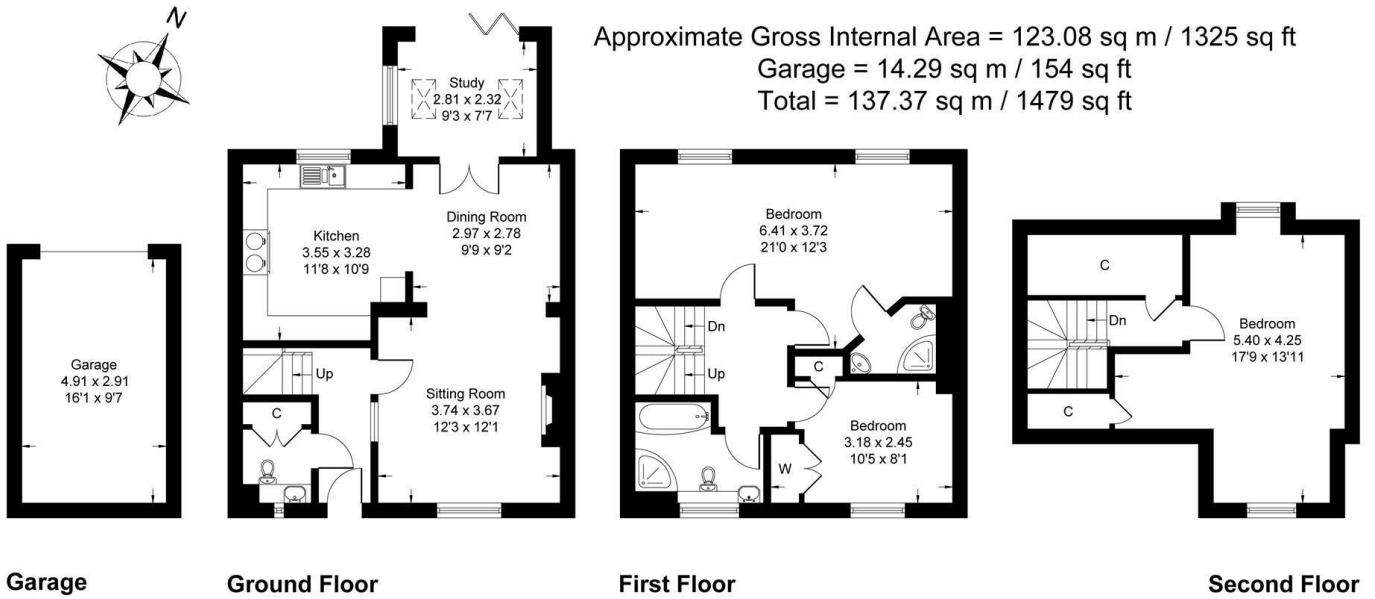
### Restrictions

Non smokers.  
Children and a pet by arrangement.

### Agent's Notes

Taylor & Fletcher will be managing this property.

# Floor Plan

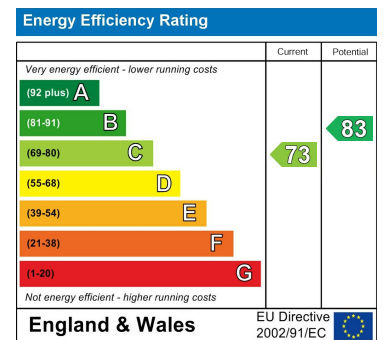


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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