established 200 years

# Tayler & Fletcher









## 2 Sheep Street, Burford OX18 4LT

## £2,750 Per Month

*Spacious period cottage located just off Burford High Street, the property benefits from extensive living space with an entrance hall, dining room, and kitchen on the ground floor and a sitting room with second sitting room/office, double bedroom with en-suite on the first floor. The cottage also has outside patio and garden with single garage and off street parking for two cars.*

*Property is available from October, part furnished or unfurnished.*

*The monthly rent is inclusive of Council Tax.*

## Deposit £3,173

## DESCRIPTION
Spacious period cottage located just off Burford High Street, the property benefits from extensive living space with an entrance hall, dining room, and kitchen on the ground floor and a sitting room with second sitting room/office, double bedroom with en-suite on the first floor. The cottage also has outside patio and garden with double garage and off street parking. The monthly rent is inclusive of Council Tax.

## LOCATION
Burford is a historic medieval market town in the heart of the Cotswolds, situated on the Gloucestershire /Oxfordshire borders it is known as the Gateway To The Cotswolds. Burford offers a range of shopping facilities, local schools, parish church , doctors surgery and a number of public houses, restaurants and cafes.
The town nestles within the Windrush Valley surrounded by open countryside yet is within easy access to Oxford and Cheltenham with good road and train connections to London via the A40/M40 and a train service from Charlbury into Paddington London.

## DIRECTIONS
From the A40 Burford roundabout, proceed down into Burford town, take the first turning on left into Sheep Street and No 2 Sheep Street is the first property on the right hand side .

## ENTRANCE HALL
The front door opens up into a large a entrance hall with sweeping oak stair case to the first floor. The dinning room and kitchen are accessed to the left of the entrance hall.

## DINING ROOM
A light and airy dining room leads into the kitchen.

## KITCHEN
The cottage has a well equipped kitchen with electric double oven, hob, fridge, freezer, and dishwasher and microwave.
Double doors open up out on the patio area of the garden.

## SITTING ROOM
On the first floor, a separate sitting room over looks the garden.

## SECOND SITTING ROOM/OFFICE SPACE
At the top of the stairs is a second sitting room or office offering additional living or work space. Cupboard with washing machine and a separate cloths dryer.

## DOUBLE BEDROOM
This property has a large double bedroom with en-suite with bath and electric shower, WC and hand basin.
Outside the double bedroom is a dressing area with wardrobes.

## OUTSIDE
The garden extends to the side and rear of the property, where there is a single garage and off street parking for two cars.

## SERVICES
Mains electricity and water connected. Electric heating.

## COUNCIL TAX
The rental cost includes council tax to the value of £250pcm

## HOLDING DEPOSIT
A holding deposit of one week's rent £635.00 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:

The Holding Deposit will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, or fails a Right-to-Rent check or fails on referencing affordability, 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).

## SECURITY DEPOSIT
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £3173.00 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 deductions set out in the Tenancy Agreement.

## AGENTS NOTES
Tayler & Fletcher will not be managing this property.
Photographs taken in 2025
Any 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.
Viewings by appointment only 01993 220579

## Floor Plan

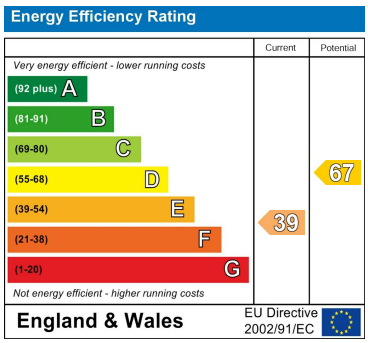



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

## 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.

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