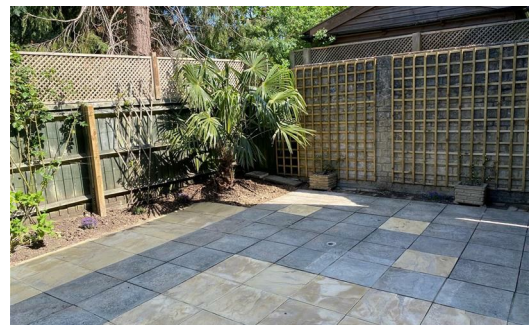


established 200 years

# Tayler & Fletcher



14 Fosse Folly, Stow on the Wold GL54 1AD

**£1,400 PCM**

*An immaculate modern three bedroom end of terrace house with a small private enclosed rear garden.*

*Located just a short walk from the town centre with parking.*

*To Let unfurnished, except white goods and curtains/blinds, for 12 months possibly longer.*

AVAILABLE NOW

**Deposit £1,615**

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

## Location

Stow on the Wold is a famous old market town in the Cotswolds with an excellent selection of shops supplying all normal requirements, good business and educational facilities and various places of worship. Moreton in Marsh to the north and Bourton on the Water to the south are both 4 miles distance and there are mainline train stations at Moreton in Marsh and Kingham with a service to London Paddington via Oxford and Reading.

## Description

14 Fosse Folly is a three bedroom end terrace house situated within walking distance to the centre of Stow on the Wold and has the benefit of a living room opening onto a small private paved garden and separate kitchen/breakfast room to the front of the property. The property comprises three bedrooms to the first floor, one of which has a dressing area and ensuite shower room and a separate bathroom. Solar panels installed at the property with give the tenant an energy-efficient home boasting low electricity consumption costs.

## Entrance

Front door into hall with understairs cupboard, laminate floor, doors to kitchen and living room.

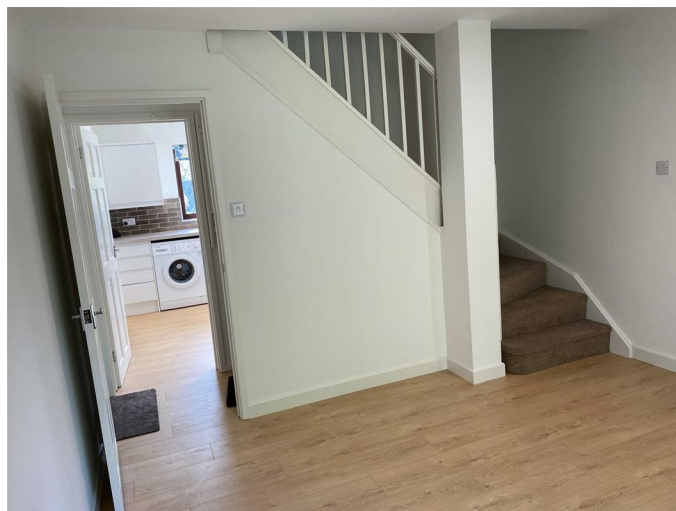
## Kitchen

Wall and base units with worktop over, single sink and drainer with mixer tap over, window above to front with blind, free standing appliances include: fridge freezer, slimline dishwasher, washing machine, double oven cooker with electric hob. Laminate floor, electric radiator, recessed ceiling downlighters. Space for dining table.



## Sitting Room

Patio doors to paved garden, laminate floor, electric radiator, TV point, telephone point, exposed balustrade with stairs rising to first floor.



## FIRST FLOOR

Landing with doors to

## Bedroom 1

Window to front with curtains, electric radiator, carpets, airing cupboard with slatted shelves and hot water tank.



## Dressing Area

Window to front with blind, carpet.



### Ensuite Shower Room

Shower cubicle, pedestal wash hand basin, wc, tiled walls and floor, electric radiator.



### Bedroom 2

Window to rear with curtains, laminate floor, electric radiators.



### Bedroom 3

Window to rear with curtains, laminate floor, electric radiator.



### Bathroom

White suite with bath and shower over with shower curtain, pedestal wash hand basin, wc, electric radiator, part tiled walls, tiled floor.



### Outside & Parking

Step up to the front door.

Garden to the rear with paved patio and borders, gates to the side leading to the driveway.

Parking on the driveway for one small car and further parking to the front of the property for another car.



### Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester, Glos.

Tel: 01285 623000.

Council Tax Band C

Council Tax Payable 2026-2027 £2186.12

### Services

Mains electricity, water and drainage are connected. Electric radiator heating. The property is equipped with a modern solar PV system, allowing residents to reduce their energy reliance on the grid and benefit from lower electricity bills during daylight hours. 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.

### Energy Performance Certificate

EPC Rating C

### Holding Deposit

A holding deposit of one week's rent £323 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) 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 £1,615 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.

### Restrictions

Children by arrangement.

A pet by arrangement.

Non smokers.

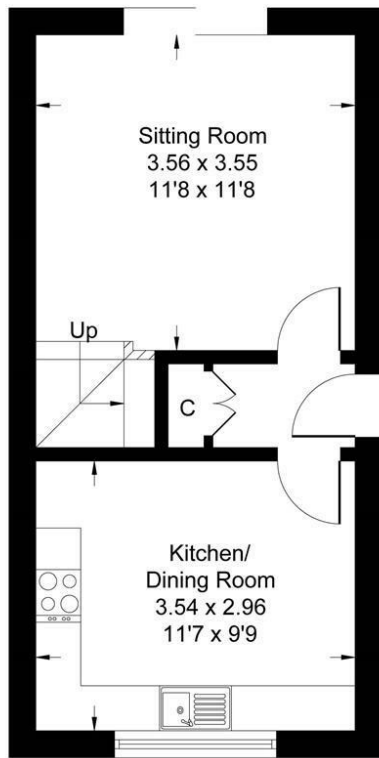
### Agent's Notes

The property will be managed by Tayler & Fletcher

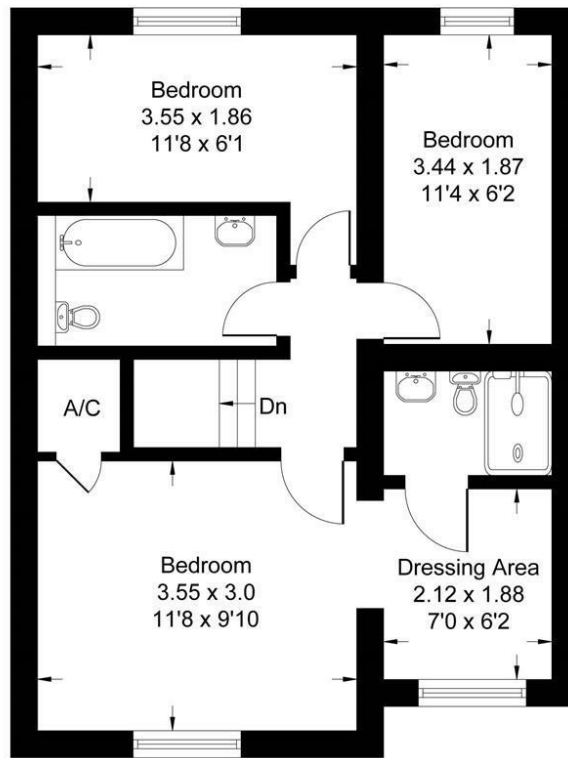
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.



# Floor Plan



**Ground Floor**



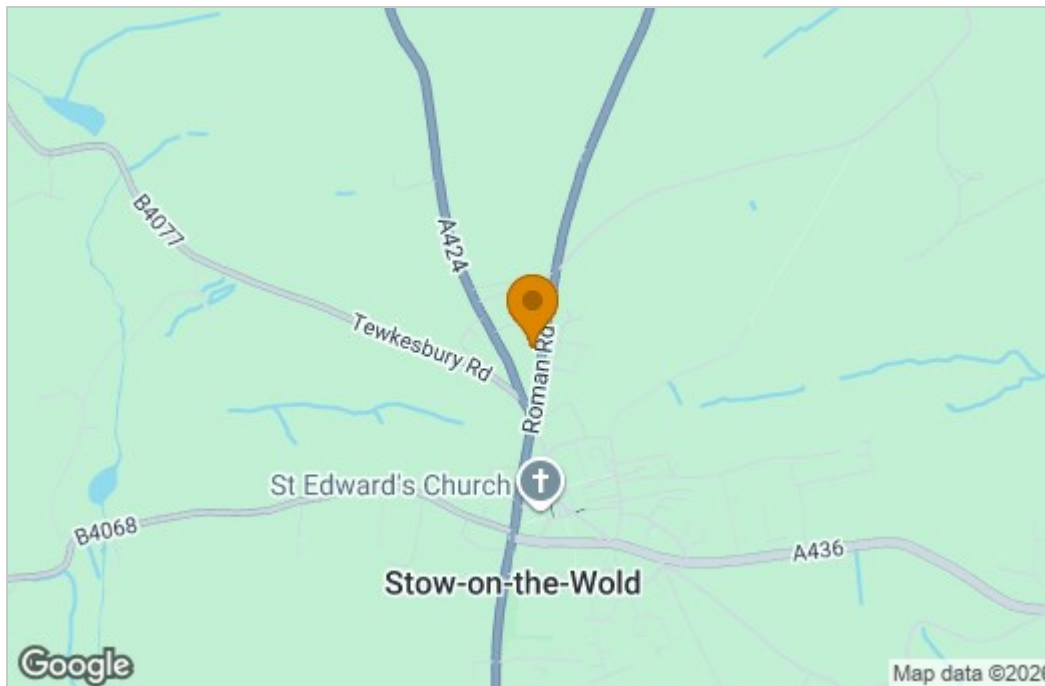
**First Floor**

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.

Approximate Gross Internal Area = 70.51 sq m / 759 sq ft



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.