

established 200 years

# Tayler & Fletcher



The Gables Main Street, Stretton On Fosse GL56 9SE

**£1,950 PCM**

*A well presented three bedroom detached house with single garage and garden.*

*To Let on an Assured Periodic Tenancy*

*Unfurnished with some white goods.*

*AVAILABLE August 2026*

**Deposit £2,250**

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

## DIRECTIONS

From Stow-on-the-Wold take the A429 towards Moreton-in-Marsh. Continue through Moreton on the A429 and after approximately 3.5 miles turn left as signposted Stretton-on-Fosse. Take the right fork and the property is on the left hand side.

## LOCATION

Stretton-on-Fosse is a Cotswold village comprising a pleasant mix of period and more recently constructed properties. The village has the benefit of an Inn and Parish Church. Shipston-on-Stour is only 3.5 miles distant providing day to day shopping facilities. Moreton-in-Marsh with main line station is approximately 4 miles distant and other important centres within easy reach are Stow-on-the-Wold, Stratford-upon-Avon and Banbury.

## DESCRIPTION

The Gables is a three bedroomed detached house with single garage. The property has oil fired central heating and an oil fired Rayburn in the kitchen. There are fitted carpets and oak effect laminate flooring throughout.

The accommodation comprises as follows:

### GROUND FLOOR

Entrance Hall with window to front, two radiators, oak effect laminate flooring, under stairs cupboard with light, a further large walk-in cupboard with light, stairs rising to first floor.

### Shower Room

Wash hand basin and w.c, shower cubicle, radiator, tiled floor, half tiled walls, window with blind.

### Study/Dining Room

Radiator, laminate flooring, window to rear, BT point.

### Kitchen/Breakfast Room

Oil fired Rayburn, built-in electric double oven, electric hob, integrated under counter fridge and freezer, freestanding dishwasher. Wall and base units, tiled splashbacks, tiled floor, stainless steel sink.

### Utility Room

Radiator, tiled floor, base cupboards with worktop over, washing machine under, tiled splash backs, window with blind, door to garden

### Sitting Room 20'5" x 12'3" (6.22 x 3.73)

Cotswold stone fireplace, electric fire, two radiators, carpet, windows to sides, patio doors.

## FIRST FLOOR

### Landing

Built-in cupboard housing two hot water tanks and slatted shelves, two radiators, carpet, window.

### Bedroom 1

Range of built-in wardrobes, under eaves storage cupboard, radiator, fitted carpet.

### Ensuite Bathroom

Bath, wash hand basin, w.c, radiator, half tiled walls, storage cupboard, window, vinyl floor.

### Bedroom 2 15'4" x 10'8" (4.67 x 3.25)

Built-in wardrobe, under eaves storage cupboards, radiator.

### Bedroom 3

Built-in wardrobe, radiator, carpets, built-in storage cupboard.

### Bathroom

Panelled bath, wash hand basin, W.C, radiator, window, vinyl floor.

## OUTSIDE

The garden to the rear and side is mainly laid to lawn with a paved patio areas. There is a drive to the front leading to a single garage and parking for three or four cars.

## Services

Mains water, drainage, and electricity are connected to the property. Oil fired central heating. Telephone connection is subject to the British Telecom 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.

## Local Authority & Council Tax

Stratford upon Avon District Council

Telephone: 01789 260990

Council Tax Band E

Tax Payable 2026-2027 £2,975.17

## Energy Performance Certificate

EPC rating D

## Rent

£1,950 per calendar month excludes electric, water and oil, Council Tax and telephone charges.

## 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 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).

## 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.

### **Restrictions**

Non smokers only

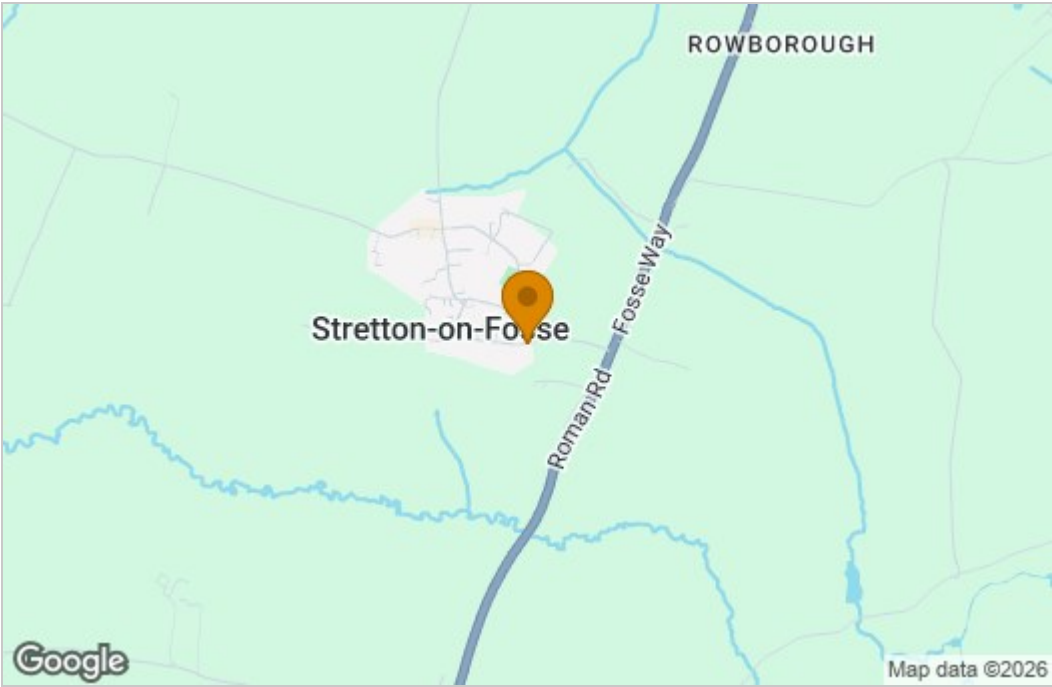
### **Agents Notes**

Tayler & Fletcher will be managing this property.

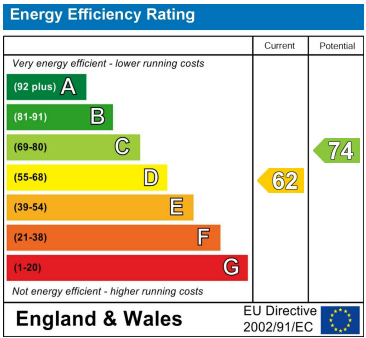
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plan

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.