



Coneygree Terrace, Chipping Norton

£835 PCM

A FOUR BEDROOM TERRACED HOUSE HAVING THE BENEFIT OF
DOUBLE GLAZING, GAS CENTRAL HEATING AND GARDEN

To Let Unfurnished for 12 months, possibly longer

5 Coneygree Terrace Chipping Norton Oxon OX7 5BS

**A FOUR BEDROOM TERRACED HOUSE HAVING
THE BENEFIT OF
DOUBLE GLAZING, GAS CENTRAL HEATING
AND GARDEN**

- 4 Bedrooms
- Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Modern Kitchen

VIEWING Strictly by prior appointment through



Tel: 01451 820913

Chipping Norton

Is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswold. It offers an extensive range of shops, including Marks and Spencer Food Hall, WH Smith, Boots the Chemist, and the Co-op and, other facilities such as two Doctors Surgeries and a Cottage Hospital, Dentist, a Theatre, Swimming Pool, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy traveling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles.

5 Coneygree Terrace

Is a period terraced cottage built of Cotswold stone situated within convenient walking distance of the town centre. The property is fully double glazed, has gas central heating. The accommodation comprises:

On The Ground Floor:

Kitchen, 13' x 11'

With modern range of base and wall units incorporating sink unit, plumbing for washing machine, electric cooker point, wall mounted gas fired boiler.

Lobby,

With stairs out.

Living Room, 13' x 12'4"

With feature fireplace (not to be used) and door to garden.

On The First Floor:

Landing

Bedroom 1, 13' x 12'4"

Overlooking rear garden.

Bedroom 2, 6'8" x 8'4"

Bathroom,

With fitted bath having shower over, w.c., hand basin.

On the Second Floor:

Bedroom 3, 13' x 11'

Bedroom 4, 13' x 13'4"

Overlooking the rear garden.

Outside

To the front of the property there is a small courtyard and stone built store shed. To the rear of the property, which has a shared access over the neighbouring properties, there is a gravelled rear garden with timber built store shed. On street parking only.

Council Tax

Band C. Payment for the year 2020/21 - £1,745.07

Restrictions

Children and pets by arrangement. No smokers

Rent

£825 per calendar month payable in advance by standing order

Security Deposit

A security deposit of £963 Is payable at the commencement of the Tenancy. This will be held on the Tenant's behalf in a Client Monies Services account at Lloyds TSB, and will be refunded at the termination of the Tenancy, less any deductions in respect of outstanding accounts, dilapidation's etc. If any. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at www.tds.gb.com

Holding Deposit

A holding deposit of one week's rent £192 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).

VIEWING

Due to Covid regulations and the current tenants still in occupation we are unable to conduct viewings until after 18th March. Please contact us to arrange for an appointment to be made after this time.