



## **The Flat Bob Players Decor Bell Hill, Hook Norton**

**£650 Per month**

One bedroom apartment in lovely village location. To let unfurnished for 6 or 12 months and possibly longer. Available immediately.

To let unfurnished for 6 months or possibly longer

## The Flat Bob Players Decor Bell Hill Hook Norton Oxfordshire OX15 5NG

**ONE BEDROOM APARTMENT IN LOVELY  
VILLAGE LOCATION. TO LET UNFURNISHED  
FOR 6 OR 12 MONTHS AND POSSIBLY LONGER.  
AVAILABLE IMMEDIATELY.**

- Living/kitchen area
- Bedroom
- Shower room
- EPC rating E

**VIEWING** Strictly by prior appointment through



**Tel: 01451 830383**

### Hook Norton

Is a popular, well-served Oxfordshire village situated on the edge of the Cotswolds, close to such centres as Banbury (7 miles with M40 link), Charlbury (10 miles), both with main line station to London, Chipping Norton (5 miles), Stratford-upon-Avon (18 miles) and Oxford (24 miles). The village itself has a village shop, Post Office, Doctors and Dental Surgeries, Library, Public Houses, brewery, well-regarded Primary School and secondary education is available at both Chipping Norton and Bloxham and there is also a local bus service.

### Directions

On entering Hook Norton follow the road onto the High Street when you reach the village shop on the left, turn right down Bell Hill, once at the bottom of the hill the road forks in two directions, before continuing the property can be found in the right hand side lane.

### The Flat

Is a one bedroom, first floor flat with open plan living. The property has character with vaulted ceilings and exposed wooden A-frame beams. Stone steps lead up under a covered walkway to the front door.

### Sitting Room / Kitchen 16'5" x 12'2"

Vaulted ceiling with exposed beams, 2 double glazed windows with blinds, carpet in Living area, open shelves, wall lights, electric night storage heater, TV and Telephone point. Airing cupboard with water cylinder and immersion heater, slatted shelf.

Vinyl flooring in kitchen area, range of wall and base units, stainless steel single drainer sink unit, Logic electric 4 ring cooker with double oven, Hoover washer/drier, Logic refrigerator, Alba microwave.

### Bedroom L shaped 12' > to 5'8" x 11'3" > to 7'6"

L shaped double bedroom, the room is full of natural light with dual aspect windows with blinds, vaulted ceilings with exposed beams, carpet, electric night storage heater.

### En-suite Shower Room

Carpet, tiled walls, WC, wash hand basin with light and shaver point over, shower cubicle with a Triton electric shower, heated towel rail, mirror fronted wall mounted cupboard.

### Services

The electricity is payable to the landlord at the rate of £20/week and will be reviewed on a quarterly basis. Mains water and drainage is included in the rent.

### Local Authority

West Oxfordshire District Council, The Green, Witney, Oxon.  
Council Tax Band B.

### Holding Deposit

One week's rent. This is to reserve a property. A holding deposit of one week's rent 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 Agreement as mutually agreed in writing).

### Restrictions

1. Not suitable for pets or children
- In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.
2. Non smokers only

### Agents' Notes

It will be a condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for funds to be cleared. All payments by bank transfer.

### Security Deposit

A security deposit of £686 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

### Viewing

By prior appointment please through Stow on the Wold office tel. 01451 830383

Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

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