



**Tall Trees
Quarwood, Stow On The Wold**

£1,000 PCM

An attractive single storey barn conversion finished to a high standard. To let unfurnished for 6/12 months possibly longer.

Bourton-on the-Water 6 miles, Cheltenham 20.5 miles, Oxford 25 miles

**Tall Trees
Quarwood
Station Road
Stow On The Wold
Glos**

**AN ATTRACTIVE SINGLE STOREY BARN
CONVERSION FINISHED TO A HIGH STANDARD.
TO LET UNFURNISHED FOR 6/12 MONTHS
POSSIBLY LONGER.**

- Hall
- WC
- Fully Fitted Kitchen
- 25 ft Living Room
- Bedroom with luxury ensuite Bathroom
- Parking
- Garden Area

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

Location

STOW ON THE WOLD is a famous old market town standing in an elevated position on the Cotswolds, approximately seven hundred feet above sea level, with an excellent selection of shops supplying all day to day requirements, good business and educational facilities, and various places of worship. It is conveniently placed for such centres as Cheltenham (18 miles), Stratford upon Avon (18 miles), Evesham (15 miles), Oxford (28 miles) and Moreton in Marsh with main line station (4 miles). All distances are approximate only.

Description

Quarwood is a private estate located on the southern outskirts of Stow on the Wold.

Tall Trees is a detached dwelling next to the walled garden with shared garden to the front and garden to the rear. The property is finished to a high standard and has blinds and curtains throughout.

Directions

From our offices in the town square, proceed down Digbeth Street, turn right up Sheep Street. At the traffic lights turn left and proceed approximately half a mile.

The entrance to the estate is on the right, between two stone pillars topped with lions. Bear to the right up the driveway signposted to Cottages, Tall Trees is the second property on the right.

Half glazed door to entrance lobby:

Hall

Ceramic tiled floor, radiator, double cupboard with Ferroli gas fired central heating boiler.

Cloakroom

Pedestal wash hand basin, WC, large mirror.

Kitchen 10' 8 x 9' 10

Ceramic tiled floor, radiator, window and blind. New floor and wall units with oak fronts and worktops over incorporating stainless steel single drainer sink unit, washing machine, fridge and freezer, 4 ring electric ceramic hob, extractor above, electric oven beneath, wine rack. Tall storage cupboard housing gas boiler.

Living Room 25' x 16'2

Wood burning stone on Cotswold stone hearth. Oak strip floor, high lofted ceiling with pine trusses and roof lining, chandelier, two radiators, wall unit with shelves and cupboard beneath. Television, FM and satellite sockets.

Bedroom with ensuite 16' x 13'

Wooden flooring, Fireplace with wood burning stove, radiator. Glazed double doors to garden, window to north. Television aerial point.

Door to:

Ensuite Bathroom Ceramic tiled floor, panelled bath with overhead shower and shower screen. Wash basin in vanity unit, WC, Chrome Towel rail radiator.



Outside

Garden area by arrangement.
Parking for one car.

Services

Mains water, electricity, gas and private drainage are connected and the tenant will be responsible for payment for the services during the term of the Tenancy. The drainage costs are included in the rent.



Local Authority & Council Tax

Local Authority - Cotswold District Council,
Trinity Road, Cirencester, Glos
Tel 01285 623000

Council Tax Band D, payable by the tenant.

Security Deposit

A security deposit of £1500 is payable at the commencement of the Tenancy. This will be invested on the Tenants behalf into a Client Monies Services Account with Lloyds TSB in Moreton-in-Marsh and will be refunded, at the termination of the Tenancy, less any charges for damage, breach of the Tenancy Agreement, other losses suffered by the Landlord, unpaid rent or outstanding accounts etc. Taylor & 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

Application Fee

An application fee of £120 (inclusive of VAT) is payable for a single applicant. Where an application is made by two or more persons, then an additional £35 (inclusive of VAT) will be charged per additional person. Completion of the application form is not the guarantee of a Tenancy. A Tenancy will only be granted upon the applicant passing the referencing system, the Landlord having vacant possession of the property, subject to the contracts being signed and the rent and deposit being received in cleared funds.

Contribution to Agreement Fee

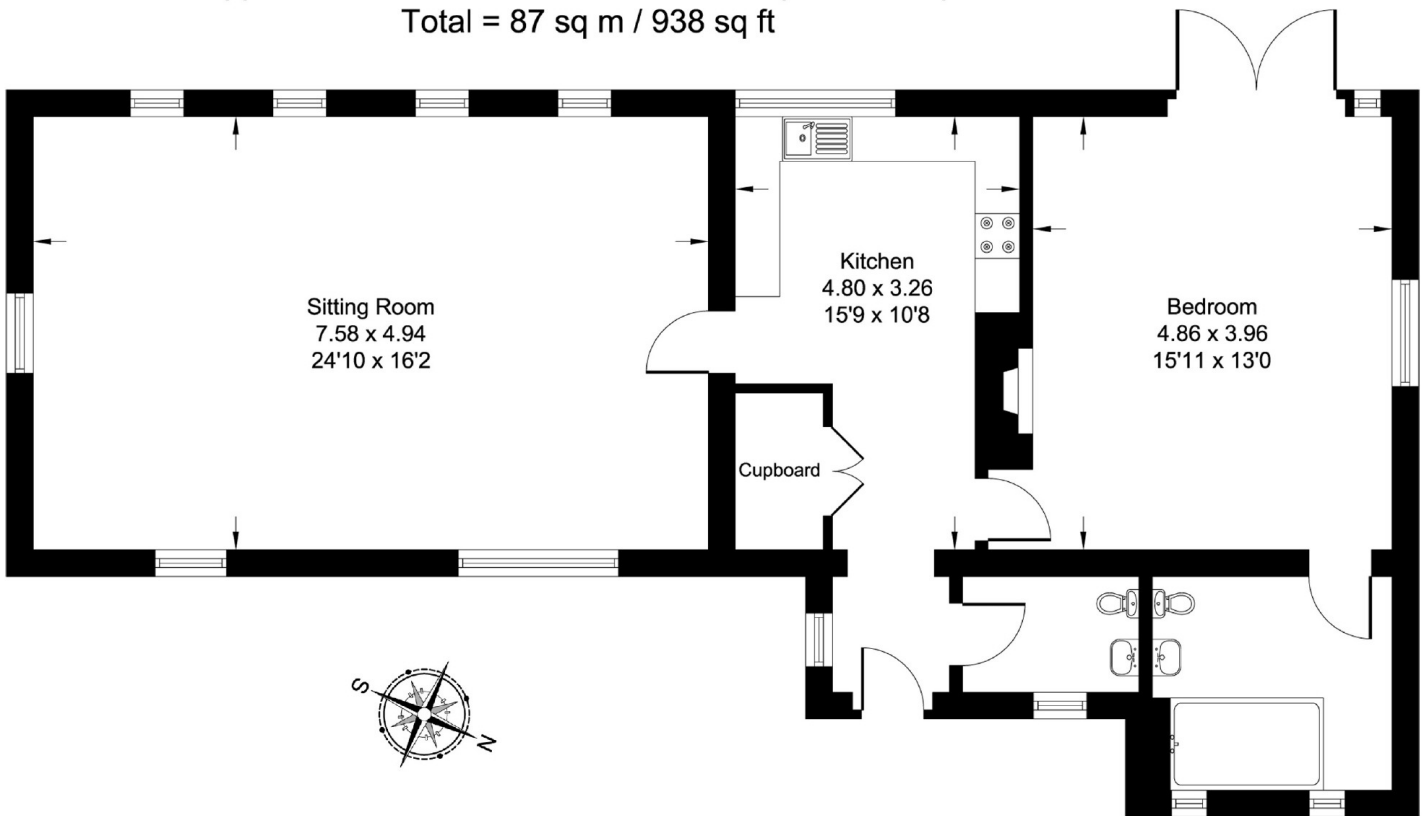
£120 (inclusive of VAT) on both the original tenancy and any renewals of the Tenancy.

Agent's 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 transfe

Restrictions

Approximate Gross Internal Area = 87 sq m / 938 sq ft
 Total = 87 sq m / 938 sq ft



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Performance Certificate

HM Government

Tall Trees, Station Road, Stow on the Wold, CHELTENHAM, GL54 1JU

Dwelling type: Detached bungalow Reference number: 2478-0007-6219-6888-4964
 Date of assessment: 23 January 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 February 2018 Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,756
Over 3 years you could save	£ 1,839

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	You could save £ 1,839 over 3 years
Heating	£ 3,318 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 267 over 3 years	£ 177 over 3 years	
Totals	£ 3,756	£ 1,917	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
47	104

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 558
2 Internal or external wall insulation	£4,000 - £14,000	£ 954
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 234

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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