



Nostle Road, Northleach

£775 PCM

A two double bedroom terraced house with a small enclosed rear garden located just a short walk from the town centre. AVAIL EARLY NOV

To let unfurnished except for carpets, some blinds and cooker for 12 months possibly longer on an Assured Shorthold Tenancy.

**20 Nostle Road
Northleach
Gloucestershire
GL54 3PF**

A TWO DOUBLE BEDROOM TERRACED HOUSE WITH A SMALL ENCLOSED REAR GARDEN LOCATED JUST A SHORT WALK FROM THE TOWN CENTRE. AVAIL EARLY NOV

- Kitchen
- Sitting Room
- Two Double Bedrooms
- Family Bathroom
- Garden with Patio Area
- Garden Shed
- Allocated Parking Space

VIEWING Strictly by prior appointment through



Tel: 01451 820913

DIRECTIONS

20 Nostle Road is approached on the main road past the Market square (on the right) continuing down through East End and left into Nostle Road. Continue until you reach number 20 on the left hand side.

NORTHLEACH

Is a small North Cotswold town, with a long history, largely associated with the wool trade and has one of the finest Parish churches in the county. There are good local shopping facilities, a doctor's surgery, a primary school and a good selection of places to eat and drink. The town's location gives easy access to Cheltenham, Cirencester and Burford, with London easily accessible via the A40 Oxford Road and the mainline trains to Paddington

(80 minutes) at Charlbury.

ON THE GROUND FLOOR

Hall

With storage cupboard for coats.



Sitting Room

With double glazed windows to the front, carpet, blinds and electric fire place.

Kitchen

With double glazed window and door to south facing garden. Fitted wall and base units, Zanussi oven, space for washing machine and fridge/freezer.

ON THE FIRST FLOOR

Bedroom One

Double bedroom with window to the rear, electric panel heater.



Bedroom Two

Double bedroom with window to the front and electric panel heater.



Bathroom

With low level W.C, wash hand basin, bath with shower over and screen, electric towel rail.

OUTSIDE

Small enclosed rear garden with patio area and garden shed.



SERVICES

Mains water and electricity are connected.

RENT

£775 per calendar month excluding water charges, electricity and Council Tax.

HOLDING DEPOSIT

A holding deposit of one week's rent (£178) 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

A security deposit of £894 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

COUNCIL TAX

Band C Payment for the year 2020/2021: £1629.42 payable to Cotswold District Council.

EPC RATING

This property has an EPC Rating of D.

RESTRICTIONS

Children by arrangement. Regrettably no pets and no smokers.

AGENTS NOTE

It will be condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for cheque(s) to be cleared at present 10 days should be allowed. If time does not permit for this, then the Tenant(s) will be expected to make arrangements for the amount(s) to be paid by cash, Bankers Draft or Building Society cheque.

Please note Taylor & Fletcher will be managing this property.

Due to Covid restrictions, photos shown were taken when the property was previously To Let.

Energy Performance Certificate

20, Nostle Road, Northleach, CHELTENHAM, GL54 3PF

Dwelling type: Mid-terrace house **Reference number:** 8356-7629-4999-6885-6922
Date of assessment: 25 November 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 November 2016 **Total floor area:** 56 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:	£ 2,505
Over 3 years you could save	£ 1,131

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; text-align: center; width: 40px; margin: 0 auto;"> You could save £ 1,131 over 3 years </div>
Heating	£ 1,770 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 603 over 3 years	£ 240 over 3 years	
Totals	£ 2,505	£ 1,374	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(54-80) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
2 Increase hot water cylinder insulation	£15 - £30	£ 93
3 High heat retention storage heaters	£1,600 - £2,400	£ 378

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.

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