

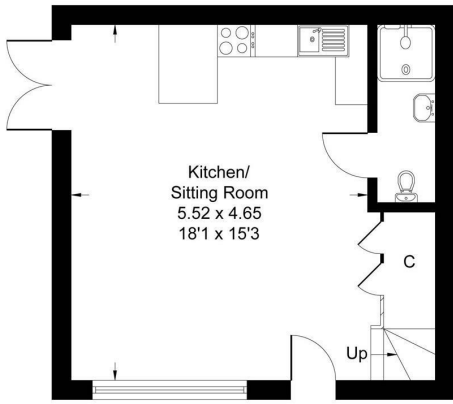
established 200 years

Taylor & Fletcher



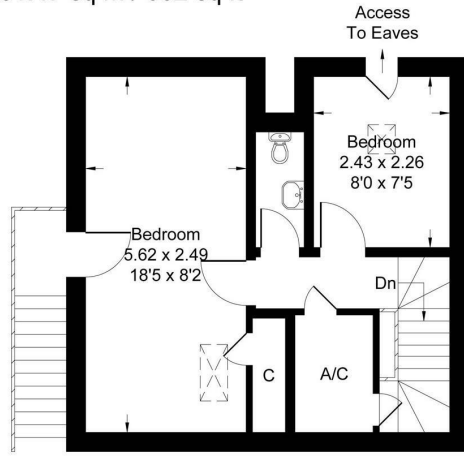
1 - 7 South Lawn, Victoria Street
Bourton-On-The-Water, Cheltenham, GL54 2FE
Guide Price £2,100,000

Approximate Gross Internal Area = 61.47 sq m / 662 sq ft



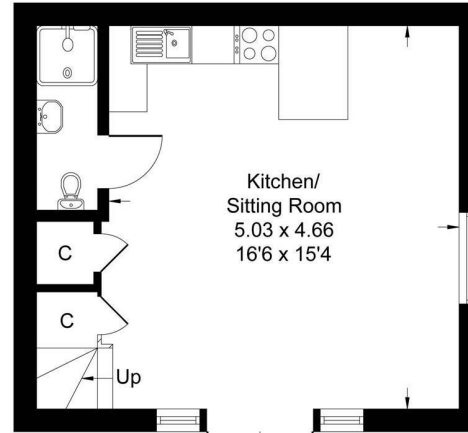
Ground Floor

1 South Lawn



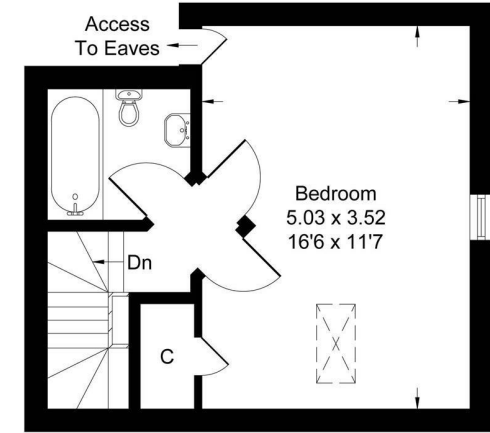
First Floor

Approximate Gross Internal Area = 54.15 sq m / 583 sq ft



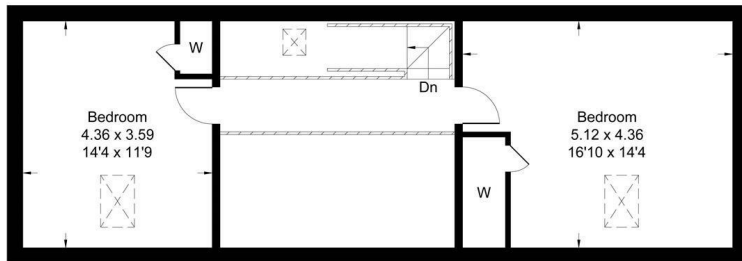
Ground Floor

2 South Lawn

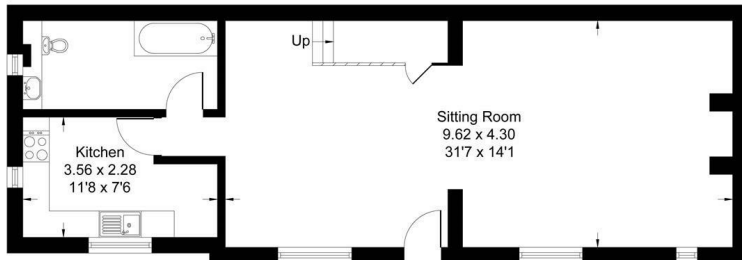


First Floor

Approximate Gross Internal Area = 115.03 sq m / 1238 sq ft



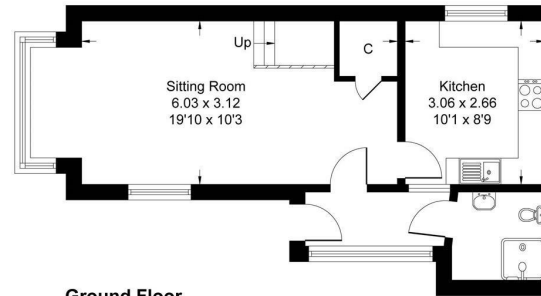
First Floor



Ground Floor

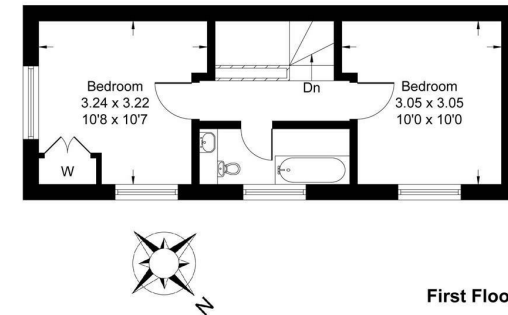
3 South Lawn

Approximate Gross Internal Area = 63.77 sq m / 686 sq ft



Ground Floor

4 South Lawn



First Floor



1 - 7 South Lawn, Victoria Street

Guide Price £2,100,000

Bourton-On-The-Water, Cheltenham, GL54 2FE

A Residential investment opportunity comprising 7 Residential properties all let on Assured Shorthold Tenancies producing a good income and offering further potential in a good position close to the village centre.

LOCATION

1 - 7 South Lawn occupy an excellent central village position on the corner of Bow Lane and fronting on to Victoria Street just a stones throw from the heart of Bourton on the Water, just off the village green with the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold secondary school. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

South Lawn comprises a bespoke portfolio of 7 investment properties set close to the village centre and currently all let on Assured Shorthold Tenancies. The properties all provide private accommodation of one 1 bedroom property, four 2 bedroom properties and two 3 bedroom properties and occupying a courtyard setting with each property having a private garden area and either one or two allocated parking spaces.

The properties are all let on periodic Assured Shorthold Tenancies and offer further potential subject to any necessary consents.

The properties are arranged as follows:

1 South Lawn

A semi-detached barn conversion of Cotswold stone elevations

under a reconstituted stone slate roof with accommodation arranged over two floors comprising an open plan living room with seating, dining and kitchen areas with a shower room and utility cupboard off. Stairs rising to first floor with 2 bedrooms and a cloakroom, the main bedroom also accessible via external tallet stair. Private garden and two parking spaces.

EPC Rating - Current 66 (D), Potential 84 (B)

2 South Lawn

A semi-detached barn conversion of Cotswold stone elevations under a reconstituted stone slate roof with accommodation arranged over two floors. With an open plan living room with seating, dining and kitchen area and with a shower room off. On the first floor, a double bedroom and bathroom. Small courtyard garden and parking space.

EPC Rating - Current 54 (E), Potential 74 (C)

3 South Lawn

An interesting detached barn conversion style property of Cotswold stone elevations under a reconstituted stone slate roof with a sitting room with open fireplace with open plan dining hall, galleried landing/walkway over, and a separate kitchen. On the first floor there are two double bedrooms with interconnecting galleried landing. Small private garden and parking space.

EPC Rating - Current 73 (C), Potential 87 (B)

4 South Lawn

A detached cottage of stone and rendered elevations set to the rear of the site, with accommodation arranged over two floors comprising a lobby with cloakroom off, a fitted kitchen and a good sized sitting room / dining room on the ground floor, with stairs rising to the first floor with two bedrooms and a bathroom. Set to the side of the cottage is a private courtyard garden and

there is a parking space to the front.

EPC Rating - Current 53 (E), Potential 88 (B)

5 South Lawn

Set to the rear of the site and with a mature garden, no.5 has accommodation arranged over two floors with a large open plan kitchen / living room with pantry off, a ground floor bedroom and adjacent shower room. On the first floor there are two bedrooms and a bathroom. There are two allocated parking spaces.

EPC Rating - Current 60 (D), Potential 86 (B)

6 South Lawn

No.6 South Lawn comprises an impressive corner terraced Cotswold stone house with a good facade fronting out to the front of South Lawn, with the main door to the side leading to an open plan living room with kitchen and cloakroom off. Stairs rise from a lobby to the first floor with two bedrooms and bathroom, with stairs rising to the second floor with a further bedroom and shower room. There is a small private garden to the front and parking for two cars.

EPC Rating - Awaiting (TBC)

7 South Lawn

No.7 South Lawn comprises a Cotswold stone terraced house with accommodation arranged over three floors with a ground floor bedroom with en suite shower room and a separate cloakroom. Stairs rise from the lobby to the first floor with an open plan living room with kitchen off with stairs rising to the second floor with a bathroom and double bedroom. There is a small private garden to the front and parking for two cars.

EPC Rating - Awaiting (TBC)

PLANNING CONSENT

Planning consent in place for a replacement dwelling at No. 4 and extension to No. 5.

Application reference 20/04649/FUL. Date of decision 10th May 2021 - development to be started by 3 years. Please visit Cotswold District Council Planning Portal for further details; <https://publicaccess.cotswold.gov.uk/online-applications/>

TENURE

All 7 properties are held Freehold, subject to Assured Shorthold Tenancies all in Periodic term. For further details please contact the Vendors' Agent.

SERVICES

The properties all have a mains water, drainage and electricity connected. Water currently sub metered from a single supply. No.3, 4 & 5 South Lawn have gas fired central heating. No.s 1, 2, 6 & 7 have electric heating. Further details available from the agents.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

COUNCIL TAX

1 South Lawn: Council Tax band B. Rate Payable for 2023/ 2024: £1,610.84

2 South Lawn: Council Tax band B. Rate Payable for 2023/ 2024: £1,610.84

3 South Lawn: Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

4 South Lawn: Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

5 South Lawn: Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

6 South Lawn: Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

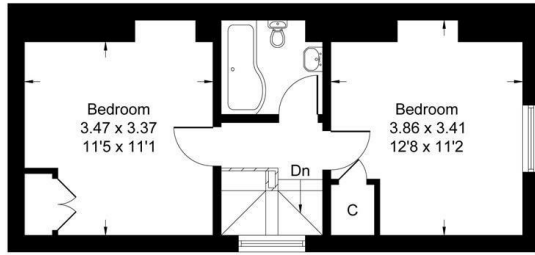
7 South Lawn: Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

DIRECTIONS

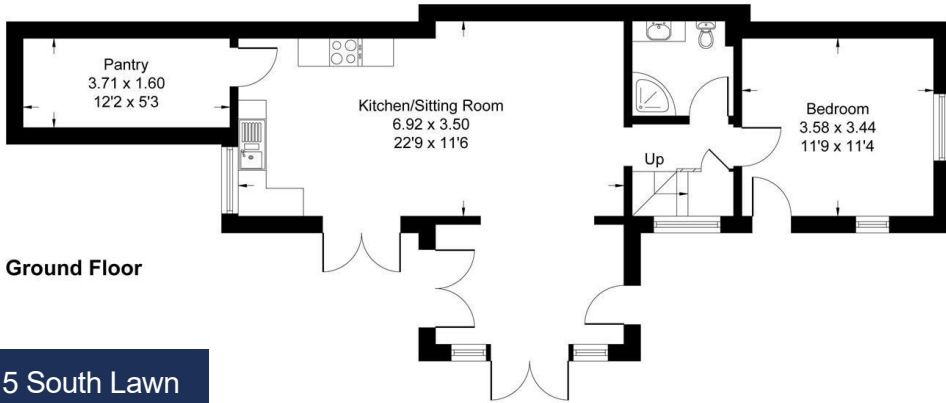
From the Bourton office of Tayler & Fletcher proceed in a northerly direction in to the centre of the village. Take the second right turn over the river and the South Lawn properties will be found after a short distance on the right hand side just before the turn for Bow Lane.



Approximate Gross Internal Area = 89.93 sq m / 968 sq ft



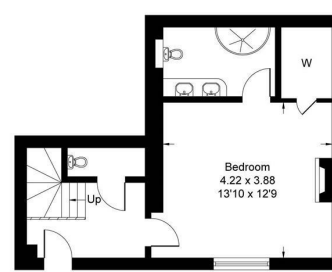
First Floor



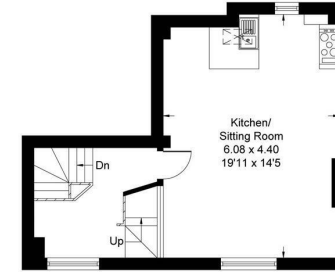
Ground Floor

5 South Lawn

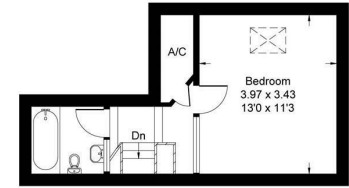
Approximate Gross Internal Area = 91.61 sq m / 986 sq ft



Ground Floor



First Floor

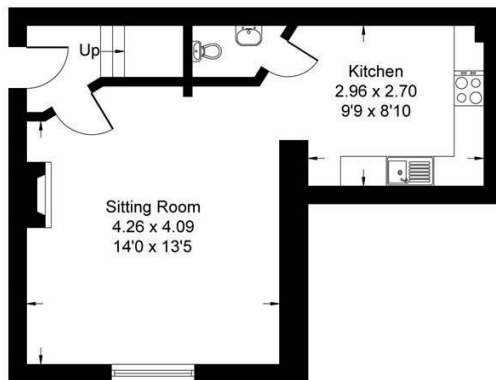


Second Floor



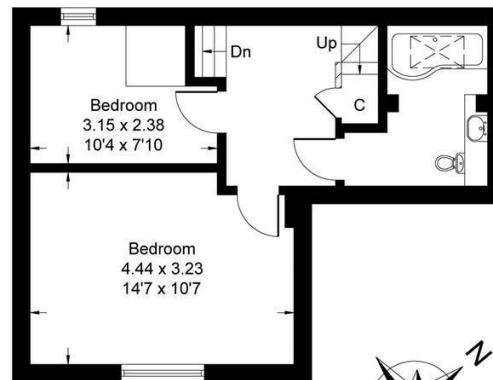
7 South Lawn

Approximate Gross Internal Area = 91.69 sq m / 987 sq ft

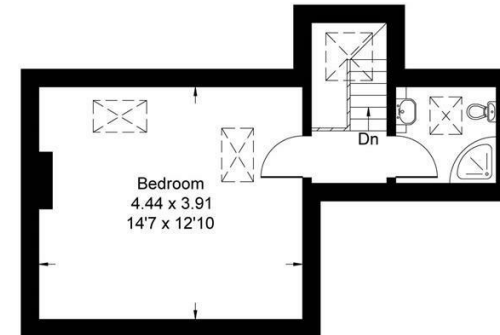


Ground Floor

6 South Lawn

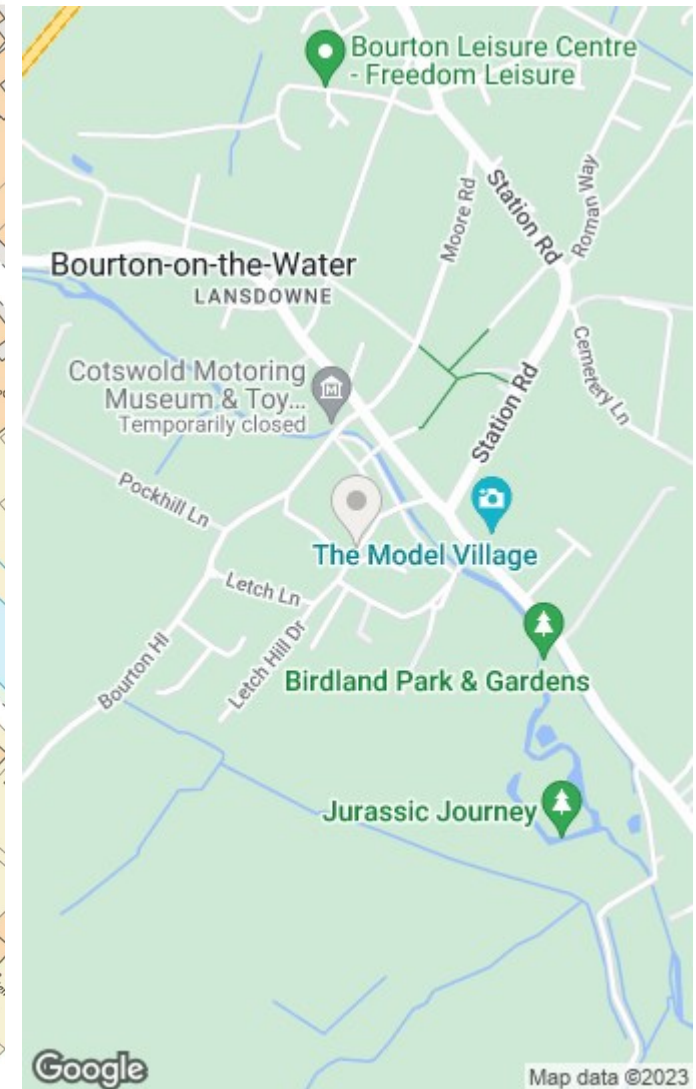


First Floor



Second Floor

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



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.