

established 200 years

Tayler & Fletcher



7 The Furrows, Bourton-on-the-Water GL54 2RL

£1,295 PCM

A three bedroom semi-detached house with parking and garage, offering excellent accommodation close to the Schools and Village Centre.

To Let unfurnished, with some white goods, for 12 months possibly longer.

Deposit £1,494

taylorandfletcher.co.uk

Directions

Upon entering Bourton on the Water from the northern end, turn left at the traffic lights off the Fosseyway and then take the first right turn, the property will be found a short distance on the left hand side.

Description

7 The Furrows is on the outskirts of Bourton on the Water within walking distance of the village centre and the popular Cotswold School. The property comprises a modern semi-detached three bedroom stone built house which has the benefit of double glazing and central heating, an enclosed garden and garage with parking.

GROUND FLOOR

Entrance Hall

Front door to Entrance Hall with doors to cloakroom and sitting room, radiator and carpet.

Cloakroom

WC, basin with mixer tap, radiator, vinyl flooring, window to front with blind.

Sitting Room 17'8" x 15'6" (5.38 x 4.72)

Window to front with curtains, carpet, TV and BT points, thermostat control, stairs to first floor.

Kitchen/Dining Room 15'6" x 9'9" (4.72 x 2.97)

Wall and base units under wood effect worktop, one and half bowl stainless sink with mixer tap, window to rear with blind, integrated appliances include: AEG four ring gas hob with extractor over, AEG oven, Zanussi fridge freezer, Blomberg washing machine, wall unit housing Potterton Promax gas boiler, understairs storage cupboard, French doors to garden with curtains over, radiator, tiled floor.

FIRST FLOOR

Landing

Carpet, radiator, airing cupboard housing Heatrae Sadia water tank.

Bathroom

Bath with shower head and mixer tap, basin, wc, heated towel rail, part tiled walls, window to rear, vinyl flooring.

Bedroom 1 14'7" x 8'5" (4.45 x 2.57)

Carpet, window to front with curtains, radiator, TV socket.



Ensuite Shower Room

Shower cubicle, heated towel rail, wc, basin with mixer tap, shelf, mirror, part tiled walls, vinyl flooring.

Bedroom 2 9'11" x 8'5" (3.02 x 2.57)

Carpet, radiator, window to rear with blind.

Bedroom 3 8'8" x 6'9" (2.64 x 2.06)

Carpet, radiator, window to front with blind, BT point.

Garage

Single garage with up and over door, power and light.

Outside

Lawned garden to rear surrounded by fencing and gate to side with access to driveway and garage. To the front there are lawned areas either side of the pathway with Cotswold stone wall to front, flower beds. Driveway with parking for two cars.





Agent's Notes

The property is not managed by Tayler & Fletcher

Services

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Local Authority & Council Tax

Cotswold District Council, Cirencester, Glos

Tel: 01285 623000

Council Tax Band D

Council Tax Payable: £2,071.09 2023-24

Security Deposit

A security deposit of 5 weeks' rent £1,494 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with Tenancy Deposit Scheme Services into a Client Monies Account with Lloyds Bank at Moreton-in-Marsh and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlords Agents of proof of payment of all final service accounts, Council Tax charges etc. The Agents reserve the right to deduct these from charges in respect of outstanding accounts, dilapidations etc if any.

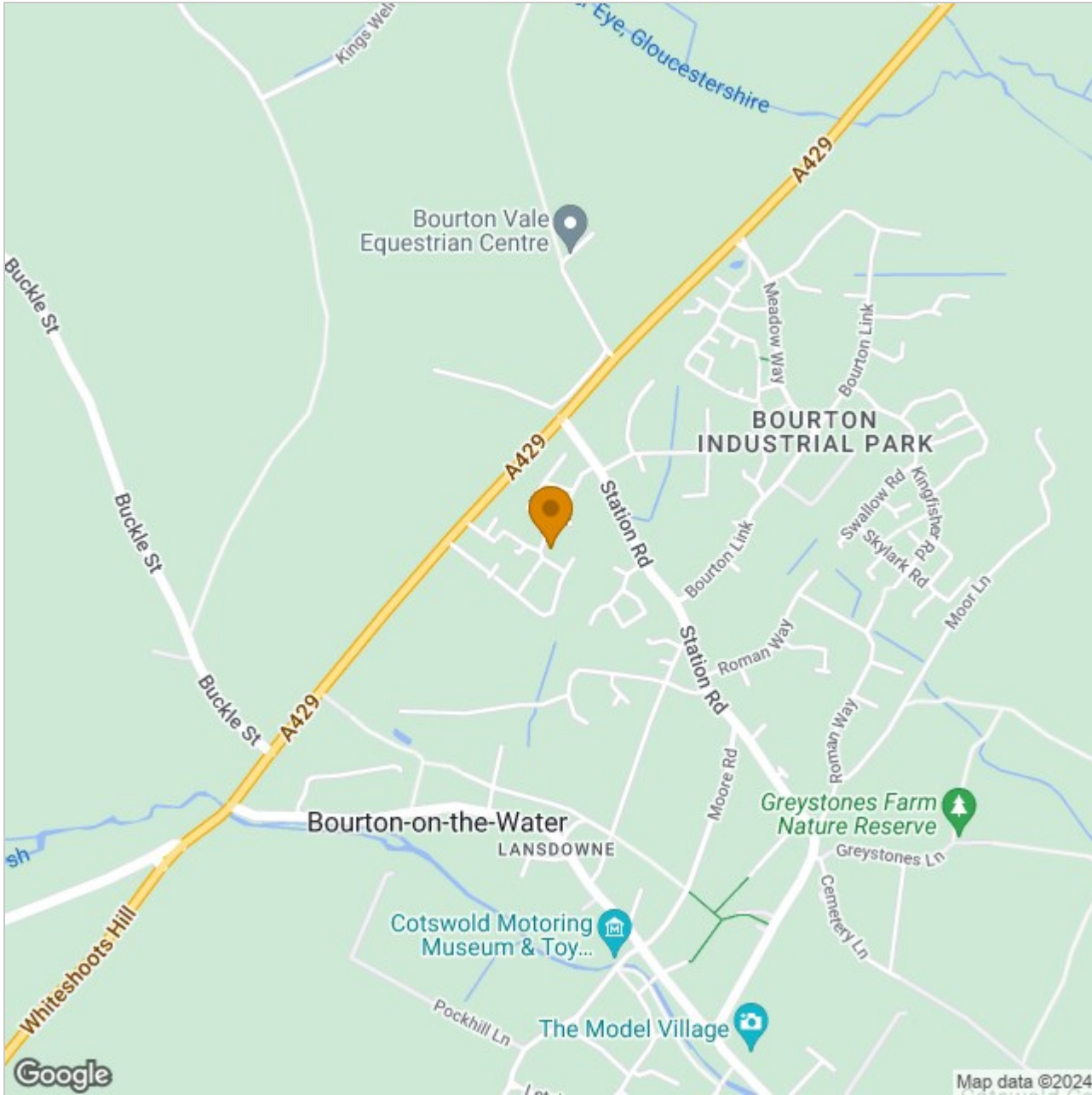
Holding Deposit

A holding deposit of one week's rent £298 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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).

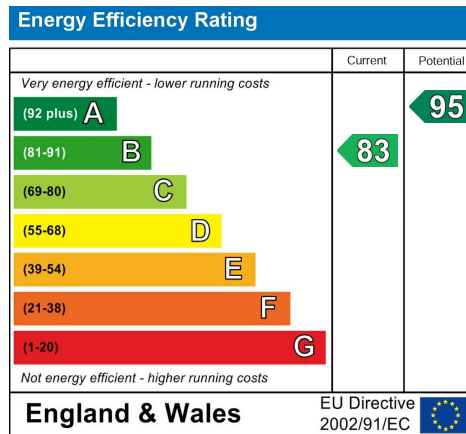
Restrictions

- 1.Children by arrangement
- 2.Non smokers only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.