

established 200 years

Taylor & Fletcher



26 Lamberts Field, Bourton-on-the-Water GL54 2EH

£1,250 PCM

LET AGREED

A Refurbished Three Bedroom Property with private garden and single garage located in a popular residential area of the village. To Let unfurnished except for carpets, curtains and some kitchen white goods for 12 months possibly longer.

Deposit £1,442

taylorandfletcher.co.uk

LOCATION

Bourton-on-the-Water is one of the larger of the North Cotswold villages, renowned for its beauty. It has many family attractions including Birdland, Model Village and Motor Museum and has the benefit of good shopping facilities, varied social and sporting activities, the popular Cotswold School and Bourton Primary School. Regular bus services. Nearby towns include Stow-on-the-Wold 4 miles, 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

DIRECTIONS

From the High Street in Bourton-on-the-Water continue onto the Rissington Road. Turn left into Rye Close and continue into Lamberts Field. Take the next turning on the right after Rye Crescent on the right. Number 26 Lamberts Field can then be found directly in front of you.

ON THE GROUND FLOOR

Entrance Hall

Front door, stairs rising to first floor, under stairs cupboard, carpet, doors to Breakfast Room and Living Room

Living Room Area

Living Room area with arch to Dining/Study area, carpet, radiator, window to front.



Dining/Study Area

Arch from Living Room Area, modern gas fire set in brick fireplace (?), radiator, patio doors to rear garden, carpet.

Kitchen

Wall and base units with work top over, stainless steel single drainer and sink with mixer tap, window above to rear garden, integrated fridge, oven and hob with extractor hood over, space and plumbing for washing machine, feature window arch to Breakfast Room, skylight, tile effect flooring.



Breakfast Room

Range base units with work top over, display wall units above, radiator, tile effect flooring.



Cloakroom

Cloakroom with wc and wash hand basin, frosted window to rear.

ON THE FIRST FLOOR

Landing

Window to rear, with cupboard under, further cupboard housing gas boiler, carpet and cupboard with hanging rail. Doors to bedroom and bathroom:

Bedroom One

Built-in wardrobes, radiator, carpet.



Bedroom Two

Radiator, carpet

Bedroom Three

Radiator, carpet.

Bathroom

Panelled bath with shower over and shower curtain, wc, wash hand basin, radiator, vinyl flooring.



OUTSIDE

Rear garden mostly laid to lawn and patio area. Single garage.

SERVICES

Mains water, electricity, gas and drainage are connected. Telephone subject to BT transfer regulations.

RESTRICTIONS

1. No smokers
2. One dog by arrangement
3. Children by arrangement.

COUNCIL TAX

Cotswold District Council, Cirencester. Tel: 01285 623000
Council Tax Band 'D' amount for 2024/2025: £2,171.29

RENT

£1,250 per calendar month excludes electricity, gas, water, council tax and telephone charges.

HOLDING DEPOSIT

A holding deposit of one week's rent £288 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).



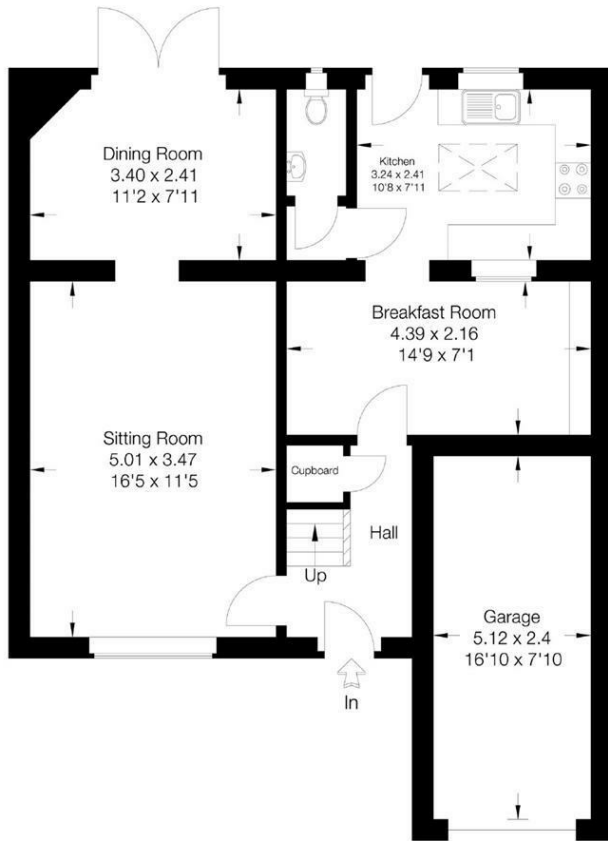
SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,442 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

AGENTS' NOTE

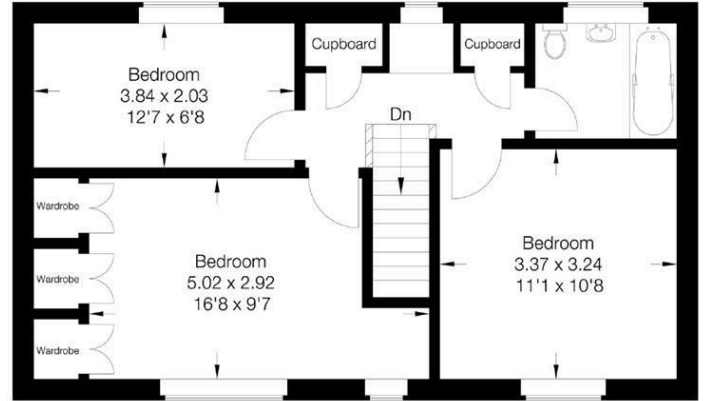
The property is Managed by Tayler & Fletcher

Floor Plan

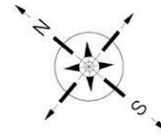


Ground Floor

Approximate Gross Internal Area
 = 99 sq m / 1066 sq ft
 Garage = 11 sq m / 118 sq ft
 Total = 110 sq m / 1184 sq ft



First Floor

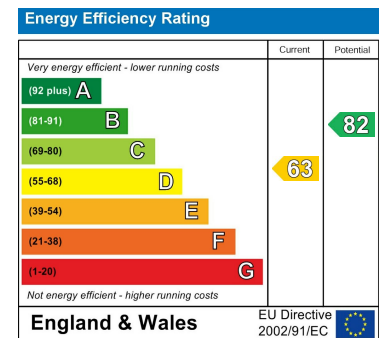


This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of the plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.