

established 200 years

# Tayler & Fletcher



Perryfield Court, Bourton-on-the-Water GL54 2BH

**£795 PCM**

*An immaculate, spacious, first floor one bedroom Flat with the benefit of shared garden, single garage and parking, just a short walk from the village centre.*

**Deposit £917**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## DIRECTIONS

From our Bourton-on-the-Water office, continue out of the village into Landsdowne. Perryfield Court can be found by turning into School Hill and then left into Perryfield Court. Number 2 is accessed from courtyard on the left.

## LOCATION

2 Perryfield Court is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Budgens supermarket. 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 area's 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 outdoor rural leisure pursuits.

## Entrance Hall

With part-glazed front door, carpet and stairs leading to the first floor. The first door on the left leads to:

## Sitting Room

With windows to front elevation and electric Kyros heater



## Kitchen

With a range of wall and base units, single sink with drainer, electric cooker with extractor over, washing machine, small dishwasher, fridge and smaller freezer.



## Double Bedroom

With windows to rear elevation and electric heater



## Bathroom

With WC, basin and bath with Mira shower and screen and electric heater



## **OUTSIDE**

A communal seating area with benches and space for plant tubs, one single garage and communal outside drying area.

## **SERVICES**

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

## **RESTRICTIONS**

Strictly no Smokers, Pets, Children or DHSS.

## **COUNCIL TAX**

Cotswold District Council, Cirencester. Tel: 01285 623000  
Band 'B' amount for 2024-2025: £1,688.78. Payable to Cotswold District Council.

## **EPC**

EPC Rating D

## **HOLDING DEPOSIT**

A holding deposit of one week's rent £183 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).

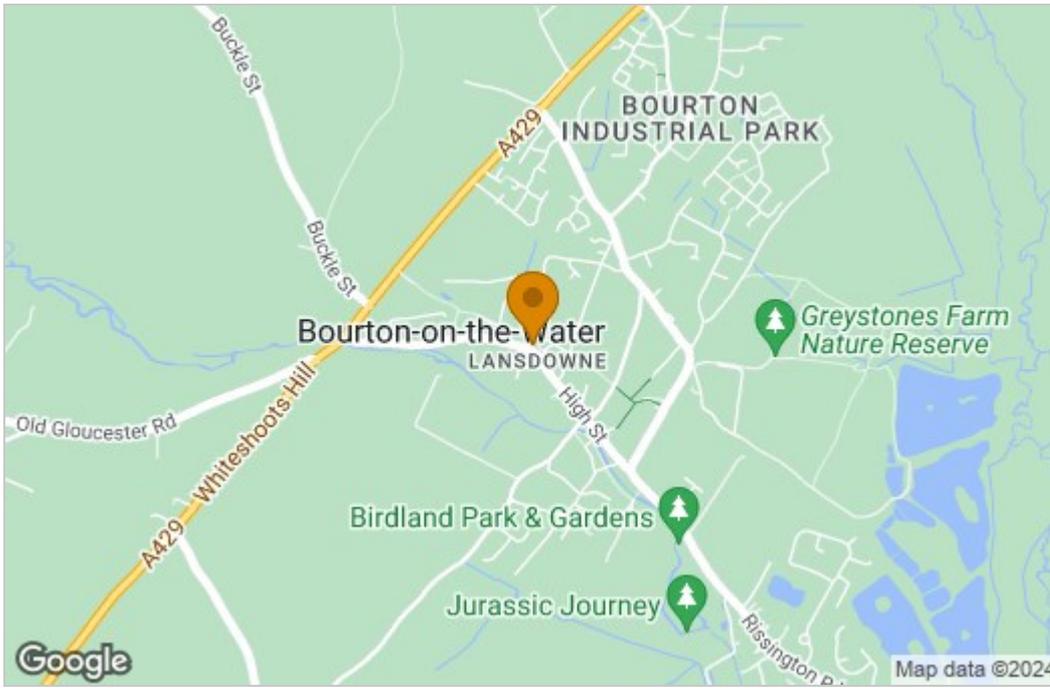
## **SECURITY DEPOSIT**

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £917 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.

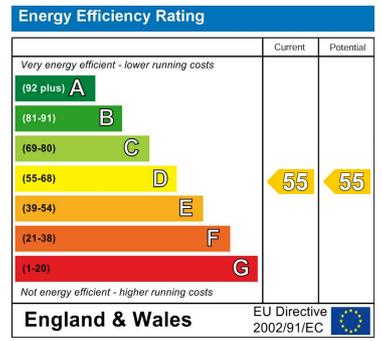
## **AGENT'S NOTE**

This property will be managed by Tayler & Fletcher.

## 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.