

established 200 years

# Tayler & Fletcher



12 Salmonsbury Station Road, Bourton-On-The-Water, Cheltenham GL54 2EP

**Guide Price £315,000**

*A well presented 3 bedroom terraced house occupying a convenient and central position in the heart of the village, close to all amenities and the popular Cotswolds Secondary School.*

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

## LOCATION

12 Salmonsbury is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Co-op 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.

## DESCRIPTION

No.12 Salmonsbury comprises a well appointed terraced house occupying a convenient and central position close to the heart of the village and with easy access to all of the village amenities. The property has been much improved by the current owners with refitted kitchen and bathroom. The accommodation is arranged over two floors comprising a family bathroom on the ground floor along with the open plan sitting room interconnecting with the garden/dining room to the rear and the refitted kitchen. On the first floor there is a good sized principal bedroom with built-in cupboards, two further bedrooms and a well appointed shower room.

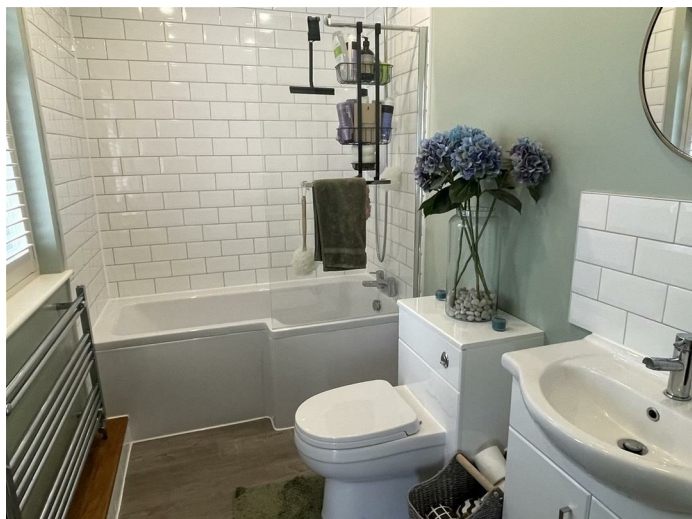
## Approach

Opaque glazed paneled upvc front door to:

## Entrance Hall

With recessed ceiling spotlights, mat well and double glazed casement window to front elevation. Archway interconnecting to staircase hall.

Painted timber door to:



## Family Bathroom

With matching suite of paneled bath with chrome mixer tap, wall mounted shower, glazed shower screen and tiled walls. Low level WC and oval wash hand basin with cupboards

below and tiled splash back. Chrome heated towel rail and double glazed casement window.

From the entrance hall, painted timber door with glazed inserts to:

## Sitting Room

With fireplace with electric coal effect fire with decorative surround. Coved ceiling. Wide double glazed casement window to front elevation with New England style shutters. Four wall light points. Interconnecting door through to the kitchen.

Archway through to the:



## Garden Room/Dining Room

With dwarf walls with double glazed casements over and separate double glazed french doors leading out to the rear terrace and garden beyond. Wall light point.

From the sitting room, painted timber edged glazed door through to the:

## Kitchen

With door to the below stairs storage cupboard. Fully fitted kitchen comprising worktop with four ring Bosch gas hob and built in oven/grill below and curved glazed brushed stainless steel extractor over. Quartz sink with chrome mixer tap, built in Bosch dishwasher, built in washing machine, comprehensive range of below work surface cupboards and drawers and three quarter height unit with built in refrigerator and freezer. Retracting full length larder drawer and built in corner larder cupboard. Recessed ceiling spotlighting and coved ceiling, tiled splash back and double glazed casement overlooking the rear garden.

From the entrance hall, stairs with painted timber handrail rise to the:



### First Floor Landing

With painted balustrade, access to the roof space and painted timber door to:

### Bedroom One

With wide double glazed casement to front elevation, extensive range of built in wardrobes with glazed doors and further built in cupboard over stairs.

From the landing, painted timber door to:



### Shower Room

Matching suite with corner wash hand basin with chrome mixer tap and built-in cupboard below, corner WC, chrome heated towel rail and walk-in shower with bi-fold glazed panel and wall mounted shower. Recessed ceiling spotlighting and opaque double glazed window to rear elevation.

From the landing, painted timber door to:

### Bedroom Two

With double glazed casement window to front elevation and built-in cupboards.

From the landing, painted timber door to:

### Bedroom Three

With double glazed casement window overlooking the rear garden.



### Outside

12 Salmonsbury is approached from the front of the property with a path leading to the front door and with a communal parking area. Set to the rear of the property is a private south facing garden laid principally to lawn with close board timber fencing surrounding, separate pedestrian access and a detached store/shed to one corner.

### Services

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### Section 157

12 Salmonsbury was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### Council Tax

Council Tax band B. Rate Payable for 2024/ 2025: £1,688.78.

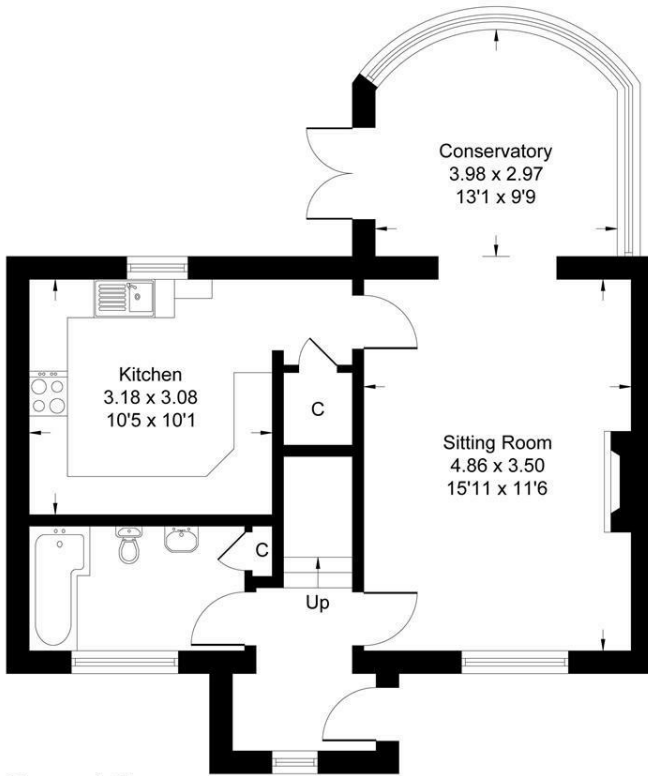
### Directions

From the Bourton office of Tayler & Fletcher proceed down the High Street towards the village green, turning left into Moore Road. Proceed along Moore Road and at the end turn right on to Station Road. Salmonsbury Cottages can be found after a short distance on the left hand side.

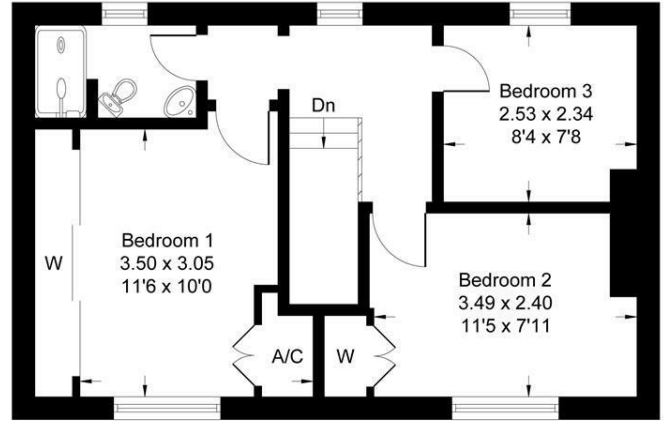
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# Floor Plan

Approximate Gross Internal Area = 88.66 sq m / 954 sq ft



Ground Floor



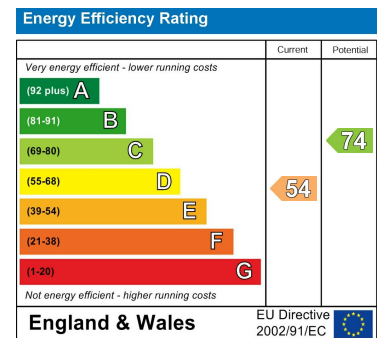
First Floor

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.

## 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.