

established 200 years

Tayler & Fletcher



4 The Courtyard, Station Road, Bourton-on-the-Water GL54 2ER

£695 PCM

*A One Bedroom First Floor Flat with Open Plan Living and Parking for one car within easy walking distance of the village centre.
To Let for 12 months possibly longer on an assured shorthold tenancy.*

Deposit £801

taylerandfletcher.co.uk

BOURTON-ON-THE-WATER

One of the larger of the North Cotswold villages, renowned for its beauty, with the River Windrush flowing through the centre and has the benefit of excellent shopping facilities, various places of worship, varied social and sporting activities and regular bus services. It is approx 4 miles from Stow-on-the-Wold, 8 miles from Kingham station (Paddington about 80 minutes), 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

DIRECTIONS

From our Bourton-on-the-Water office turn left and continue down the High Street, turning left again at the T-Junction, onto Station Road. Continue past the school and the entrance to The Courtyard can be found on the right hand side.

4 THE COURTYARD

A modern, light flat, offering open plan living and bedroom and bathroom with electric heaters.

Living Area

Open plan having night storage heater, doors to bedroom and bathroom, TV points and telephone point.

Kitchen Area

Range of wall and base cabinets with worktop over, stainless steel sink and drainer, oven and hob with extractor fan over.

Bedroom

Television point, wall mounted electric heater.

Bathroom

WC, panelled bath with electric shower, airing cupboard and pedestal wash hand basin.

OUTSIDE

Parking space for one car only.

SERVICES

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

RESTRICTIONS

No Smokers

Not suitable for Pets or Children.

LOCAL COUNCIL & COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Glos

Tel: 01285 623000

Band 'B' amount for 2024-2025: £1,688.78

Payable to Cotswold District Council.

RENT

£695 per calendar month. Excludes council tax, electricity, water and telephone charges.

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £801 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.

HOLDING DEPOSIT

A holding deposit of one week's rent £160 is requested to secure the property whilst credit and reference checks are being made, which then goes 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).

AGENT'S NOTE

Taylor & Fletcher will be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

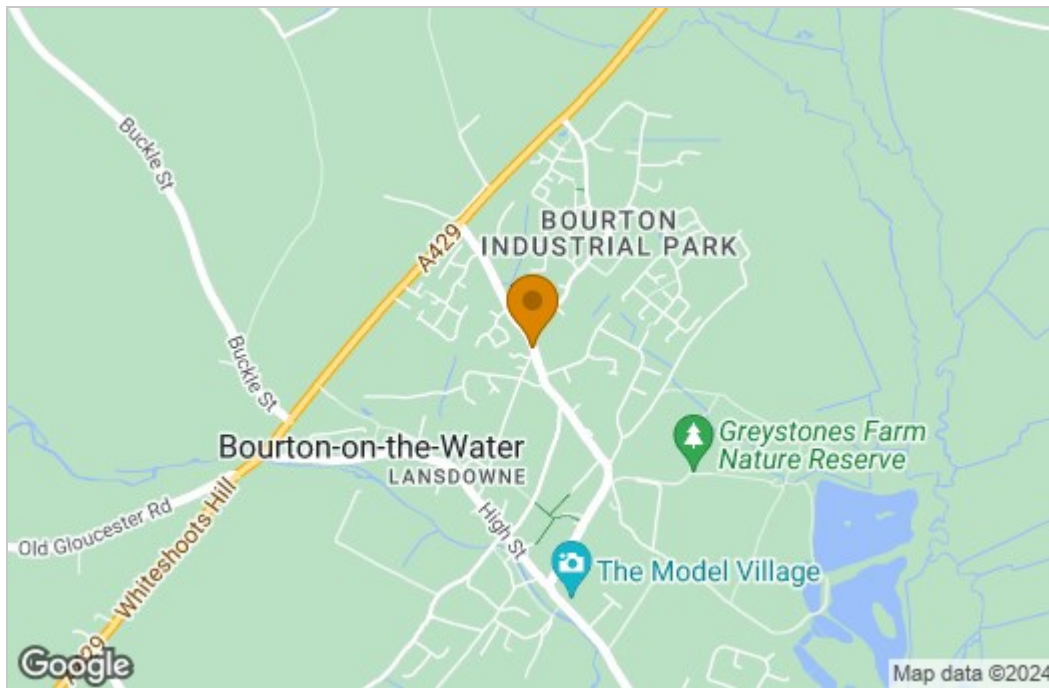
Floor Plan

Approximate Gross Internal Area = 35 sq m / 377 sq ft
 Total = 35 sq m / 377 sq ft

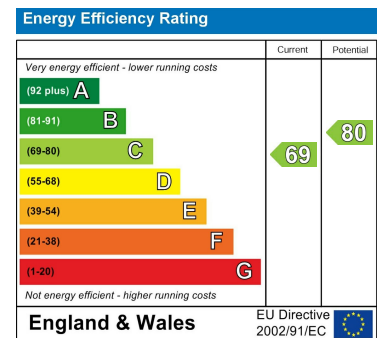


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.