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# Tayler & Fletcher



Station Road  
, Bourton-on-the-Water, GL54 2ER  
**Guide Price £179,500**





## Station Road

, Bourton-on-the-Water, GL54 2ER

*A well planned 2 double bedroom ground floor apartment with private courtyard garden and a convenient location just off the village centre close to all the village amenities*

### LOCATION

5 The Courtyard is situated towards the outskirts of the village but within easy walking distance of the heart of the village and local amenities. Bourton-on-the-Water offers a good range of shops, hostelrys and facilities, including two supermarkets.

### DESCRIPTION

No.5 The Courtyard comprises a well planned and spacious ground floor apartment with a central hall, open plan living room and kitchen with a conservatory to the rear. There are also two double bedrooms and a bathroom. The property benefits from a private courtyard garden to the rear and parking within a small private development.

### Approach

Covered entrance with outside light and part opaque paneled UPVC front door to:

### Hall

With wall mounted panel heater, timber door to cupboard housing the foam lagged hot water cylinder, shelving and cupboard over.

From the hall, glazed paneled door to:

### Living Room

With wall mounted electric panel heater and archway interconnecting with the kitchen, with fitted kitchen with work top,

oval stainless steel sink unit with drainer and chrome mixer tap, range of below work surface cupboards and drawers, built in four ring Halogen hob with brushed stainless steel extractor over and built in oven/grill below, space and plumbing for washing machine and tiled splash back, range of eye level cupboards, including wine storage.

From the living room, sliding double glazed doors lead through to the:

### Garden Room

With tiled floor, double glazed casements and double glazed sliding door leading out to the rear garden with mono pitched roof over.

From the Hall timber door to:

### Bathroom

Paneled bath with wall mounted Triton shower, glazed shower panel. pedestal wash hand basin and low level W.C with timber seat.

From the hall, painted timber door to:

### Bedroom 1

With double glazed casement to front elevation, wall mounted electric heater, wall mounted electricity fuse box, range of built in cupboards with hanging rail and shelving.

From the hall, timer door to:







## Bedroom 2

To the rear of the property, with double glazed casement window overlooking the private courtyard garden, and a wall mounted Dimplex heater.

## OUTSIDE

5 The Courtyard is approached from Station Road leading to the graveled parking area with parking for No.5 and the adjoining properties. The pathway leads through an archway with graveled pathway and raised beds to the side with clipped hedging and in turn leading to the front door to No.5. Set to the rear of the property is a private courtyard garden laid principally to paving with raised beds surrounding one end and partly enclosed by close board timber fencing.

## SERVICES

Mains electricity, water and drainage are connected to the property.

## LOCAL AUTHORITY

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

## MANAGEMENT CHARGE

The management fee is currently £70 per month which covers ground rent and buildings insurance and building repairs.

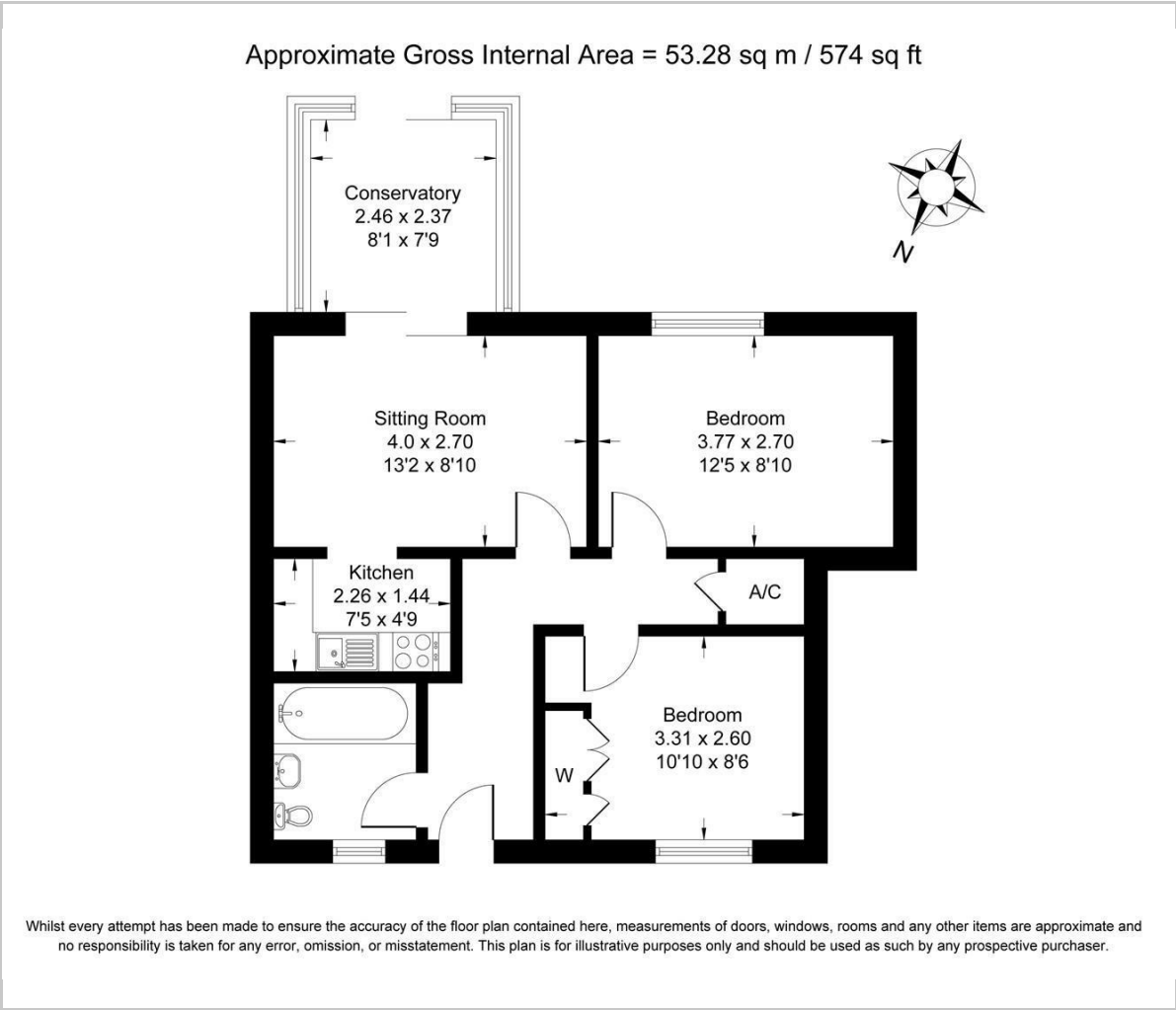
## COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Glos GL7 1PX  
Tel: 01285 623000  
Band 'B' amount for 2024-25: £1,688.78

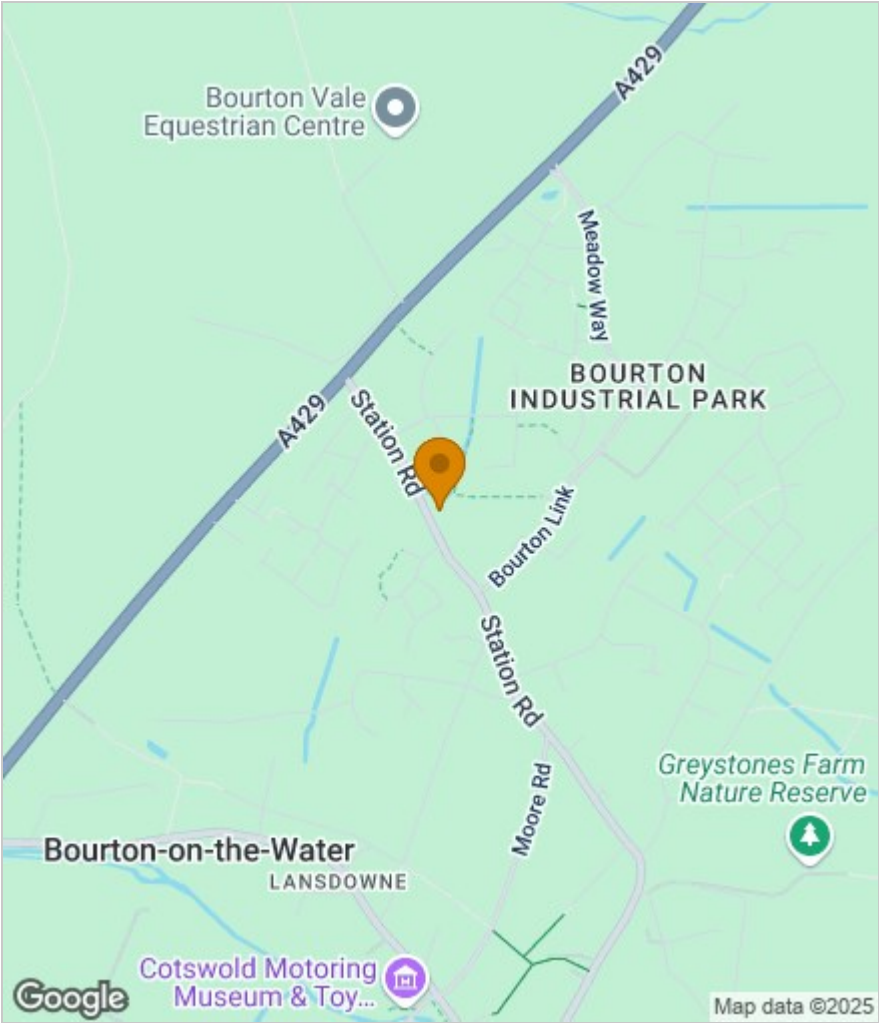
## DIRECTIONS

From the High Street turn left up Moore Road. Turn left at the T-junction, continue past the school and The Courtyard can be found on the right hand side. Number 5 is through the archway on the right.

Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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