

established 200 years

# Tayler & Fletcher



9 Bridge House, The Avenue, Bourton-on-the-Water GL54 2BE

**£795 PCM**

*A One Bedroom end terrace stone cottage with off road parking conveniently situated near to village centre amenities.  
To Let unfurnished for 12 months possibly longer.  
Available immediately.*

**Deposit £917**

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

## DIRECTIONS

From our Bourton-on-the-Water office turn left and then take the first turning left on the left into Moore Road. At the end of the road turn left. Just after the the Cotswold School, on the left, there is a short slip road called 'The Avenue' which leads to Bridge House.

## LOCATION

Bourton-on-the-Water is one of the larger of the North Cotswold villages, renowned for its beauty, with the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. It has many attractions including Birdland, a Model Village, Motor Museum, and Perfumery and has the benefit of excellent shopping facilities, various places of worship, varied social and sporting activities, good educational facilities, and regular bus services. It is some 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.

## 9 BRIDGE HOUSE

An end terrace period cottage with open plan accommodation, newly decorated and new flooring to the ground floor, off-road parking and an ideal location within easy walking distance to the village centre.



## ON THE GROUND FLOOR

Front Door into

### Open Plan Kitchen Living Room

Front door into Kitchen Area

#### Kitchen Area

Wall and base units with worktop over, stainless steel sink and drainer with mixer tap, window to front with blind, part tiled walls, space for oven, space and plumbing for washing machine, space for refrigerator, wall mounted Worcester gas boiler, coir entrance mat.

## Living Room Area

French doors leading onto a small patio area, window to side both with curtain rail over, corner shelf, radiator, telephone and TV points, spiral staircase leading to First Floor.



## ON THE FIRST FLOOR

### Bedroom

Double bedroom, window to front with curtain rail, velux window, carpet, open balustrade, radiator, door to bathroom.



### Bathroom

Bath with shower over and shower curtain, wash hand basin, WC, chrome heated towel rail, extractor fan, velux window.



## OUTSIDE

Patio area to the rear.

Parking space for one car at the front.



## SERVICES

Mains water, gas and electricity are connected. Gas central heating. Telephone connection is subject to the British Telecom regulations. Telephone subject to BT transfer regulations. Gigaclear Superfast Broadband available. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

## RESTRICTIONS

No Smokers

Not suitable for Children or Pets.

## LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band A payable £2025-2026 £1,522.09

## EPC

EPC Rating E

## 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.

## HOLDING DEPOSIT

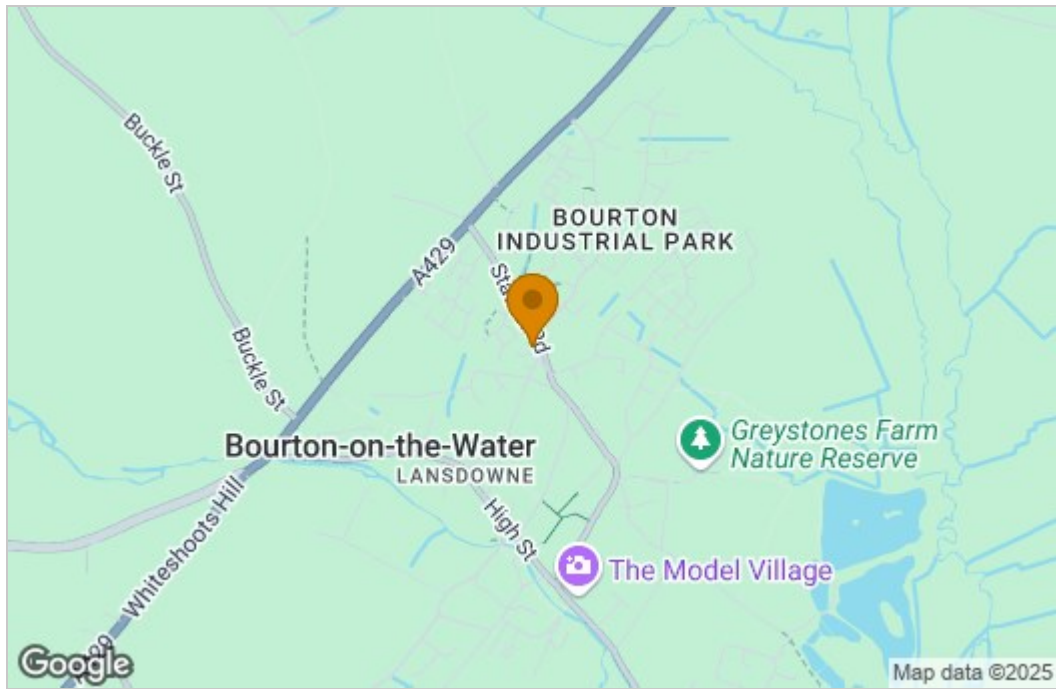
A holding deposit of one week's rent £183 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent 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

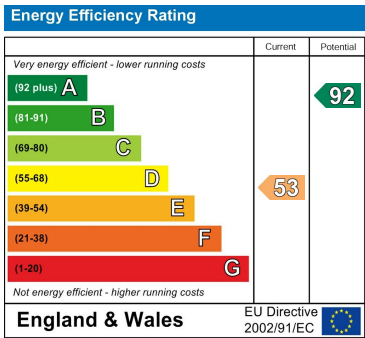
Taylor & Fletcher will be managing the property.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.