

established 200 years

Tayler & Fletcher



Flat 4 Bridge House, Station Road, Bourton on the Water GL54 2BE

£760 Per Calendar Month

A recently refurbished One Bedroom First Floor Flat within Bridge House centrally located within walking distance of the Village Centre with one parking space.

To Let Unfurnished for 12 months possibly longer.

AVAILABLE NOVEMBER

Deposit £876

taylorandfletcher.co.uk

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 family 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.



Directions

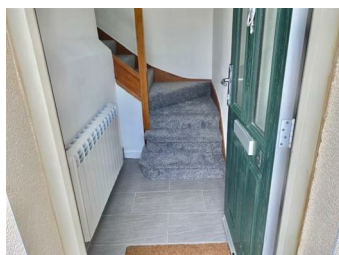
From our Bourton-on-the-Water office turn left and then take the first turning left on the left into Moore Road. At the end of the road turn left. Just after the the Cotswold School, on the left, there is a short slip road called 'The Avenue' which leads to Bridge House. The green door to 4 Bridge House is on the left hand side of the main building.

The Property

4 Bridge House is a first floor one bedroom flat positioned within walking distance to all the amenities in Bourton-on-the-Water. There is parking for one car.

Entrance Hall Lobby

Front door to entrance hall lobby with tiled floor, electric heater and carpeted stairs rising to apartment.



Landing

Cupboard housing meters/fuse boxes and storage shelves.

Open Plan Kitchen/Dining/Living Room

Kitchen/Breakfast Area

Wall and base units and drawers, worktop over with stainless steel single drainer and sink with mixer tap over, window above with blind and deep sill. Integrated Lamona Oven and

Hob with extractor hood over and light, breakfast bar with light over, vinyl flooring,



Living Room Area

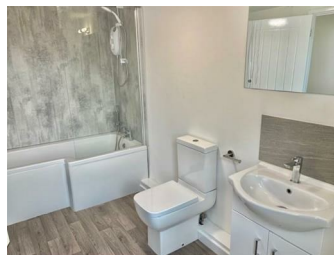
Window with blind over, storage heater, TV aerial, BT socket, recess bookshelf, carpet.

Bedroom

Double bedroom with electric heater, window with blind over, electric heater, cupboard housing hot water cylinder, slatted shelves, carpet.

Bathroom

Panelled bath with shower attachment and Mira electric shower over, shower screen, wc, vanity unit with wash hand basin, mirror and light over, shaver socket, vinyl flooring, extractor fan, window, chrome heated towel rail.



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.

Rent

£760 per calendar month excludes electric, water, council tax and telephone charges.

Holding Deposit

A holding deposit of one week's rent £175 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(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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 £876 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.

Local Authority & Council Tax

Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band A

Payment for the year 2025-2026 - £1,522.09

EPC

EPC Rating C

Restrictions

Non smokers.

Not suitable for children or pets.

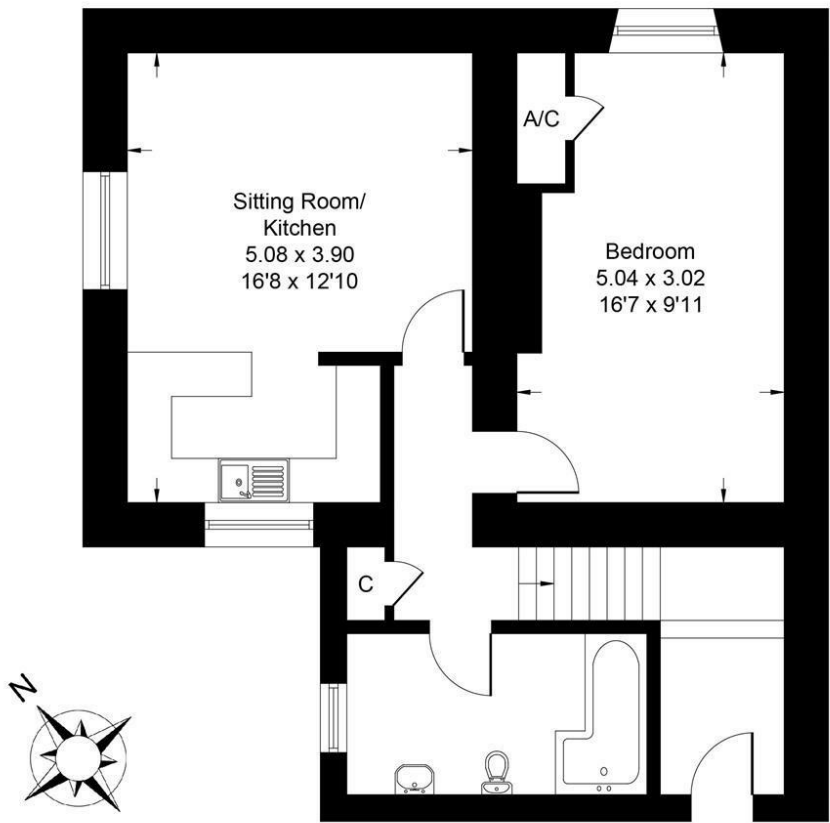
Agents Note

The property will be managed by Tayler & Fletcher.

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

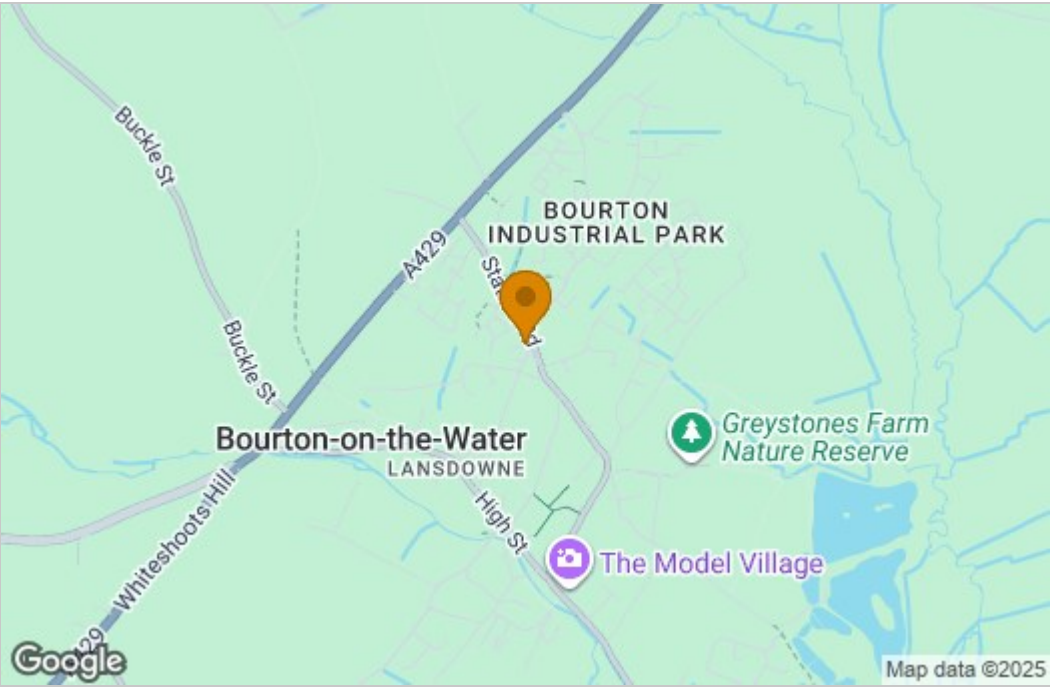
Floor Plan

Approximate Gross Internal Area = 54.0 sq m / 581 sq ft

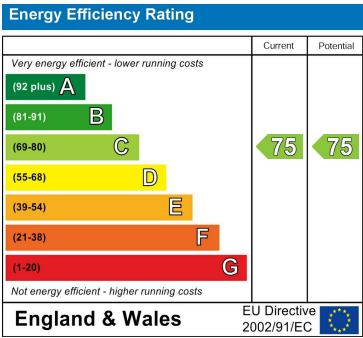


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.