

established 200 years

# Tayler & Fletcher



**Wrights Cottage, Mousetrap Lane, Bourton-on-the-Water GL54 2AU**

**£1,095 PCM**

*A traditional two bedroom Cotswold Stone cottage with beams, exposed walls and flagstone floors conveniently located within walking distance of the Village centre with one car parking space.*

*To Let unfurnished for 12 months, possibly longer with some white goods.*

*AVAILABLE NOW*

**Deposit £1,263**

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



## DIRECTIONS

From our Tayler & Fletcher office turn right towards Lansdowne then turn right at The Mousetrap Inn. Wrights Cottage is the first cottage on the right.

## BOURTON-THE-WATER

Bourton-on-the-Water is one of the larger of the North Cotswold villages, renowned for its beauty. It has many family attractions including Birdland, Model Village, Motor Museum, an perfumery, and has the benefit of excellent shopping facilities, varied social and sporting activities, good educational facilities and regular bus services. It is some 4 miles from Stow-on-the-Wold, 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

## WRIGHTS COTTAGE

Situated along a quiet 'no through road' within easy walking distance along a footpath to the centre of the village. Wrights Cottage is an attractive period property with original features, beamed ceilings, flagstone floors and fireplaces and has the benefit of an allocated parking space and gas central heating.

## GROUND FLOOR

### Entrance Hall

Open timber porch with front door into Entrance Hall with flagstone floor, radiator, beamed ceiling and wall, stairs rising to first floor.



### Sitting Room

Flagstone floor, Villager multi-fuel burner in exposed stone chimney and hearth, beamed ceiling, window to front with seat, radiator.

### Dining Room

Window to front with seat, carpet, stone fireplace (not to be used) with mantle and hearth, beamed ceiling, radiator.

### Kitchen

Wall and base units with worktop over, one and half bowl stainless steel sink with single drainer, integrated oven with

gas hob and extractor hood over, integrated under counter fridge with small freezer compartment, space for washing machine, dishwasher, double aspect windows, tiled floor, radiator. Space for small table and chairs. Door to Inner Hall.

### Inner Hall

Cupboard housing Worcester gas boiler, door to rear patio area leading to outbuilding and parking.

### Cloakroom/Shower Room

Shower cubicle with electric Mira shower, wc, wash hand basin, mirror and light over, wall cabinet, radiator, window to rear, tiled floor.



## FIRST FLOOR

Very steep and narrow stairs to the first floor.

### Bedroom One

Double bedroom, carpet, beam to ceiling, radiator, window to front, stone fireplace (not to be used).



### Bedroom Two

Double bedroom, carpet, beam to ceiling, radiator, window to front.



### Bathroom

Bath, wc, wash hand basin with mirror and shaver light above, vinyl floor, window.



### OUTSIDE

Gate to pretty garden to the front of the property with lawns and flower beds. A secluded patio at the rear of the cottage with a stone outbuilding and parking space for one car.



### Outbuilding

Stone storage outbuilding with power and light.



### RESTRICTIONS

Non smokers  
Not suitable for pets  
A child by arrangement - very steep narrow staircase

### LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Cirencester. Tel: 01285 623000  
Council Tax Band C  
Tax payable 2025-26: £2,029.45

### SERVICES

Mains electricity, gas, water and drainage 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

£1,095 per calendar month excludes electricity, gas, water, council tax and telephone charges.

## **HOLDING DEPOSIT**

A holding deposit of one week's rent £252 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).

## **SECURITY DEPOSIT**

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,263 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.

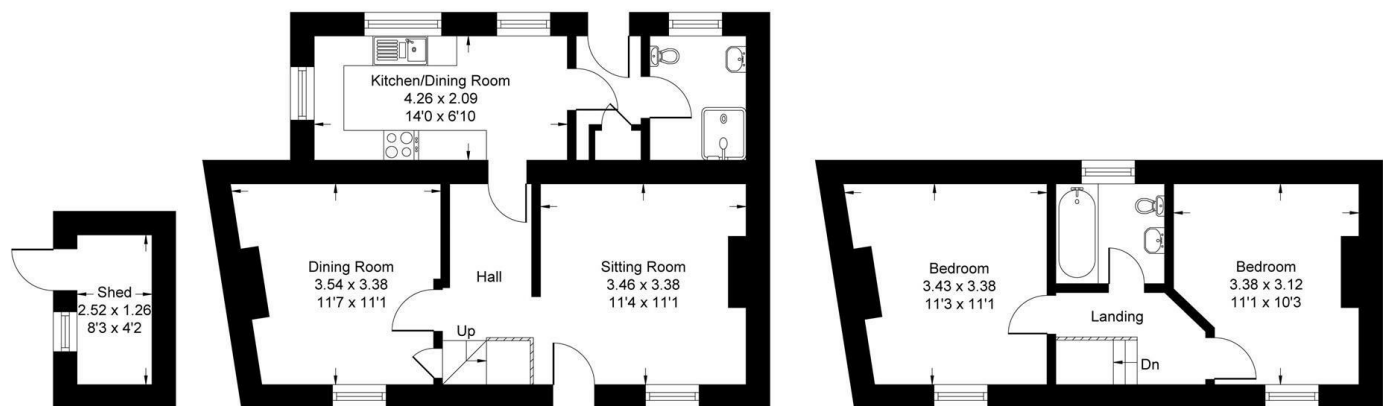
## **AGENTS' NOTE**

Tayler & Fletcher will not be managing this property.

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



Shed

Ground Floor

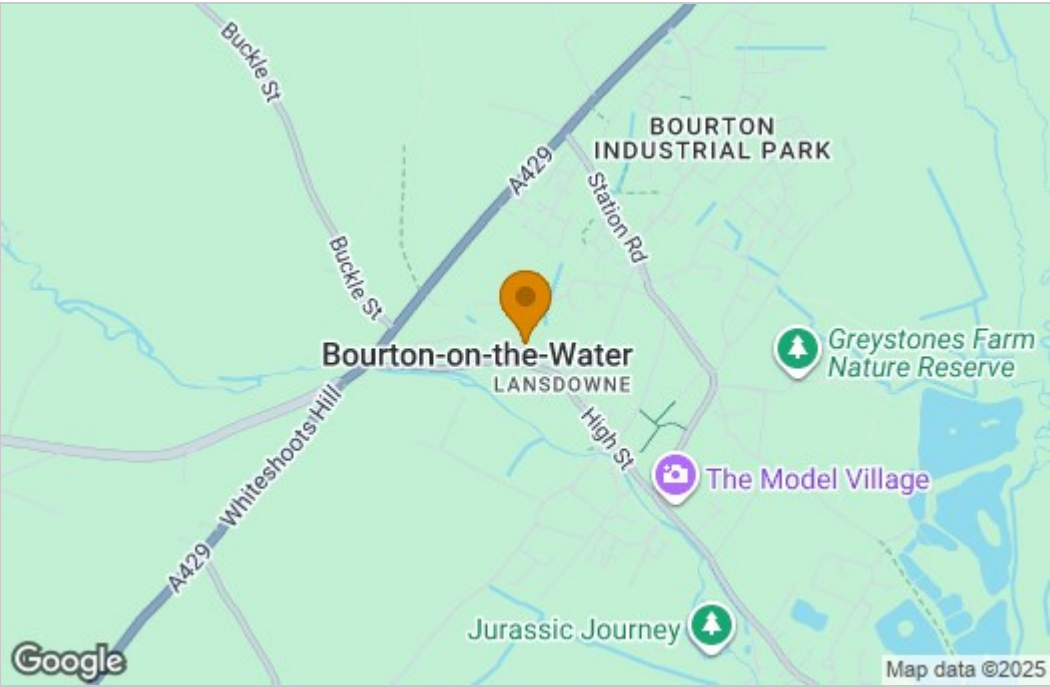
First Floor

Approximate Gross Internal Area = 74.99 sq m / 807 sq ft  
Shed = 3.18 sq m / 34 sq ft  
Total = 78.17 sq m / 841 sq ft

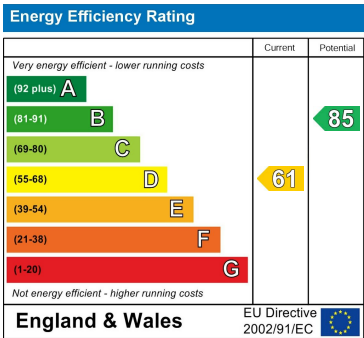


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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