





# The Furrows, Bourton-on-the-Water

£975 PCM

A recently built three bedroom semi-detached house offering excellent accommodation. To Let for 6/12 months possibly longer.

Stow on the Wold 4 miles, Cheltenham 16 miles, Cirencester 18 miles, Oxford 28 miles

# 7 The Furrows Bourton-on-the-Water Gloucestershire GL54 2RL

A RECENTLY BUILT THREE BEDROOM SEMI-DETACHED HOUSE OFFERING EXCELLENT ACCOMMODATION. TO LET FOR 6/12 MONTHS POSSIBLY LONGER.

- · Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- 1 ensuite shower room
- Bathroom
- Garden
- · Garage & Parking
- EPC Rating B

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

# **Directions**

Upon entering Bourton on the Water from the northern end, turn left at the traffic lights off the Fosseway and then take the first right turn, the property will be found a short distance on the left hand side.

# **Description**

7 The Furrows is a newly built house on the outskirts of Bourton on the Water within walking distance of the village centre and the popular Cotswold School. The property comprises a modern semi-detached three bedroom stone built house which has the benefit of double glazing and central heating, an enclosed garden and garage with parking.

## **Ground Floor**

#### **Entrance Hall**

Front door to Entrance Hall with doors to cloakroom and sitting room, radiator and carpet.

## Cloakroom

WC, basin with mixer tap, radiator, vinyl flooring, window to front with blind.

# Sitting Room 17'8" x 15'6"

Window to front with curtains, carpet, TV and BT points, thermostat control, stairs to first floor.

# Kitchen/Dining Room 15'6" x 9'9"

Wall and base units under wood effect worktop, one and half bowl stainless sink with mixer tap, window to rear with blind, integrated appliances include: AEG four ring gas hob with extractor over, AEG oven, Zanussi fridge freezer, space for washing machine, wall unit housing Potterton Promax gas boiler, understairs storage cupboard, French doors to garden with curtains over, radiator, tiled floor.



# Landing

Carpet, radiator, airing cupboard housing Heatrae Sadia water tank.

#### **Bathroom**

Bath with shower head and mixer tap, basin, wc, heated towel rail, part tiled walls, window to rear, vinyl flooring.



# Bedroom 1 14'7" x 8'5"

Carpet, window to front with curtains, radiator, TV socket.



## **Ensuite Shower Room**

Shower cubicle, heated towel rail, wc, basin with mixer tap, shelf, mirror, part tiled walls, vinyl flooring.

## Bedroom 2 9'11" x 8'5"

Carpet, radiator, window to rear with blind.

#### Bedroom 3 8'8" x 6'9"

Carpet, radiator, window to front with blind, BT point.

### Garage

Single garage with power.

#### Outside

Lawned garden to rear surrounded by fencing and gate to side with access to driveway and garage. To the front there are lawned areas either side of the pathway with Cotswold stone wall to front, flower beds. Driveway with parking for two cars.

There is recently erected 3m x 2.5m extra thick, fully treated, pine wooden chalet with power conected, roof insulation, semi glazed lockable door (wifi extends from house).

#### **Services**

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations.

# **Local Authority**

Cotswold District Council Tel: 01285 623000

# **Security Deposit**

A security deposit of £1125 is payable at the commencement of the Tenancy. This will be invested on the Tenants behalf into a Client Monies Services Account with Lloyds TSB in Moreton-in-Marsh and will be refunded, at the termination of the Tenancy, less any charges for damage, breach of the Tenancy Agreement, other losses suffered by the unpaid rent or outstanding Landlord. Tayler & Fletcher accounts etc. members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at www.tds.gb.com

# **Holding Deposit**

One week's rent. This is to reserve a property. A holding deposit of one week's rent 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 Agreement as mutually agreed in writing).

#### Restrictions

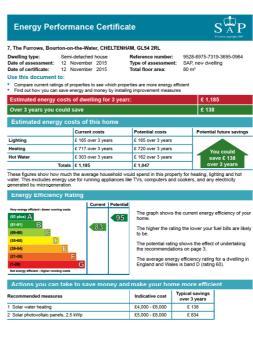
- 1. Children by arrangement
- 2. Non smokers only
- 3.No pets

# **Agent's Notes**

It will be a condition of letting that payment of the first months rental and security deposit is made by bank transfer in sufficient time to allow for funds to be cleared prior to the commencement of the tenancy.







Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.



