



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 connected, 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 Landlord, unpaid rent or outstanding accounts etc. Tayler & Fletcher are 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.



Energy Performance Certificate



7, The Furrows, Bourton-on-the-Water, CHELTENHAM, GL54 2RL

Dwelling type: Semi-detached house

Reference number: 9528-6975-7319-3695-0964

Date of assessment: 12 November 2015

Type of assessment: SAP, new dwelling

Date of certificate: 12 November 2015

Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,185
Over 3 years you could save		£ 138

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 717 over 3 years	£ 720 over 3 years	
Hot Water	£ 303 over 3 years	£ 162 over 3 years	
Totals	£ 1,185	£ 1,047	You could save £ 138 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

83

95

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.


The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).


Actions you can take to save money and make your home more efficient


Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834

Page 1 of 4

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 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.


Ombudsman
www.oeb.co.uk


OFT
Approved code


OnTheMarket.com

Fox Cottage, Digbeth Street, Stow-on-the-Wold, Gloucestershire, GL54 1BN
E stow@taylerandfletcher.co.uk