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13 Heron Close

Bourton-On-The-Water, GL54 2RR

Fixed Asking Price £210,000





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A well presented mid terraced 2 bedroom house with garden and parking set in a popular position just off the village centre. A Discounted Value Property. Permanent 70% Open Market Value.

LOCATION

Often referred to as the “Venice of the Cotswolds,” Bourton-on-the-Water is one of the region’s most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

13 Heron Close comprises a well presented mid terraced house constructed in 2017 and available for sale for the first time. The property has well planned accommodation arranged over two floors with a fitted kitchen, hall, cloakroom and a good sized living room to the rear of the house, with access out to the rear garden. On the first floor there are two double bedrooms and a well fitted bathroom. Set to the rear of the house is a good level garden with access leading around to a tandem car parking space to the side of the adjoining property.

Approach

Covered entrance with outside light and front door with opaque glazed insert through to:

Hall

With stairs rising to the first floor and painted timber door to:

Kitchen

Comprising a fitted kitchen with worktop with matching upstand and with one and a half bowl sink unit with chrome mixer tap, four ring Bosch hob with built-in Bosch oven/grill below, range of below work surface cupboards and drawers. Three quarter height unit to one side with built-in refrigerator and freezer, space and plumbing for washing machine and brushed stainless steel extractor over hob. Range of eye level cupboards, recessed ceiling spotlighting and wide double glazed casement window to the front elevation. From the hall, painted timber door to:

Cloakroom

With low level WC, wall mounted wash hand basin with chrome mixer tap and tiled splash back. From the hall, painted timber door to:

Living Room

Comprising seating and dining areas with casement window overlooking the rear garden and separate double glazed door leading out to the garden. Further painted timber door through to below stairs storage cupboard. From the hall, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing

With painted timber door to:

Bedroom One

With two double glazed casement windows to the front elevation. Painted timber door to built-in cupboard over stairs. From the landing, painted timber door to:

Bathroom

With matching suite of paneled bath with chrome mixer tap and shower fittings and glazed shower panel. Wall mounted wash hand basin with chrome mixer tap, low level WC and vertical heated

towel rail. Painted timber door to airing cupboard housing the Ideal gas-fired central heating boiler. Opaque double glazed casement window to the rear elevation.. Recessed ceiling spotlighting. From the landing, door to:

Bedroom Two

With wide double glazed casement window overlooking the rear garden and access to roof space.

OUTSIDE

No.13 Heron Close fronts on to Heron Close with a tandem parking space set beyond the adjoining property and a private gate and path leading around to the rear of the property. Set to the rear of the property is a private garden with a paved terrace immediately to the rear of the house, paved path and gravelled beds designed for low maintenance and with closed board timber fencing surrounding with access back to the parking area. Detached storage shed.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

DISCOUNT HOME PROPERTY

This property is available to purchase at 70% of the open market value. To qualify for this property, there is a set of pre-defined criteria that applicants/buyers must meet. To meet the Qualifying Criteria, you must be someone in housing need and be unable to buy a home suitable for your housing needs on the open market, in the Council's administrative area.

ADDITIONAL LOCAL CRITERIA (subject to change):

This property will initially be offered exclusively, to those who have a Local Connection to the village. Once the exclusivity period ends, you are only required to meet certain Qualifying Criteria in order

to purchase the property.

You are considered to have a local connection to Bourton-on-the-Water if you are someone who has one of the following:

- For the last three years, has been a continuous resident within Bourton-on-the-Water, an adjoining parish, or the Cotswold District.

- Has a contract of permanent employment at a workplace within Bourton-on-the-Water, an adjoining parish, or the Cotswold District. Please note this work must not be of a casual or temporary nature.

- Has family relations (parents, children or siblings) who have lived within Bourton-on-the-Water, an adjoining parish, or the Cotswold District for the last five years.

Other qualifying criteria:

- Is at least 18 years old

- A member of a household having an annual income of less than £60,000 (Sixty Thousand Pounds) (or such other figure as the Council has agreed).

- Able to demonstrate a good credit history (i.e. no bad debts or County Court Judgments) and be able to afford the regular payments and costs involved in buying the Property.

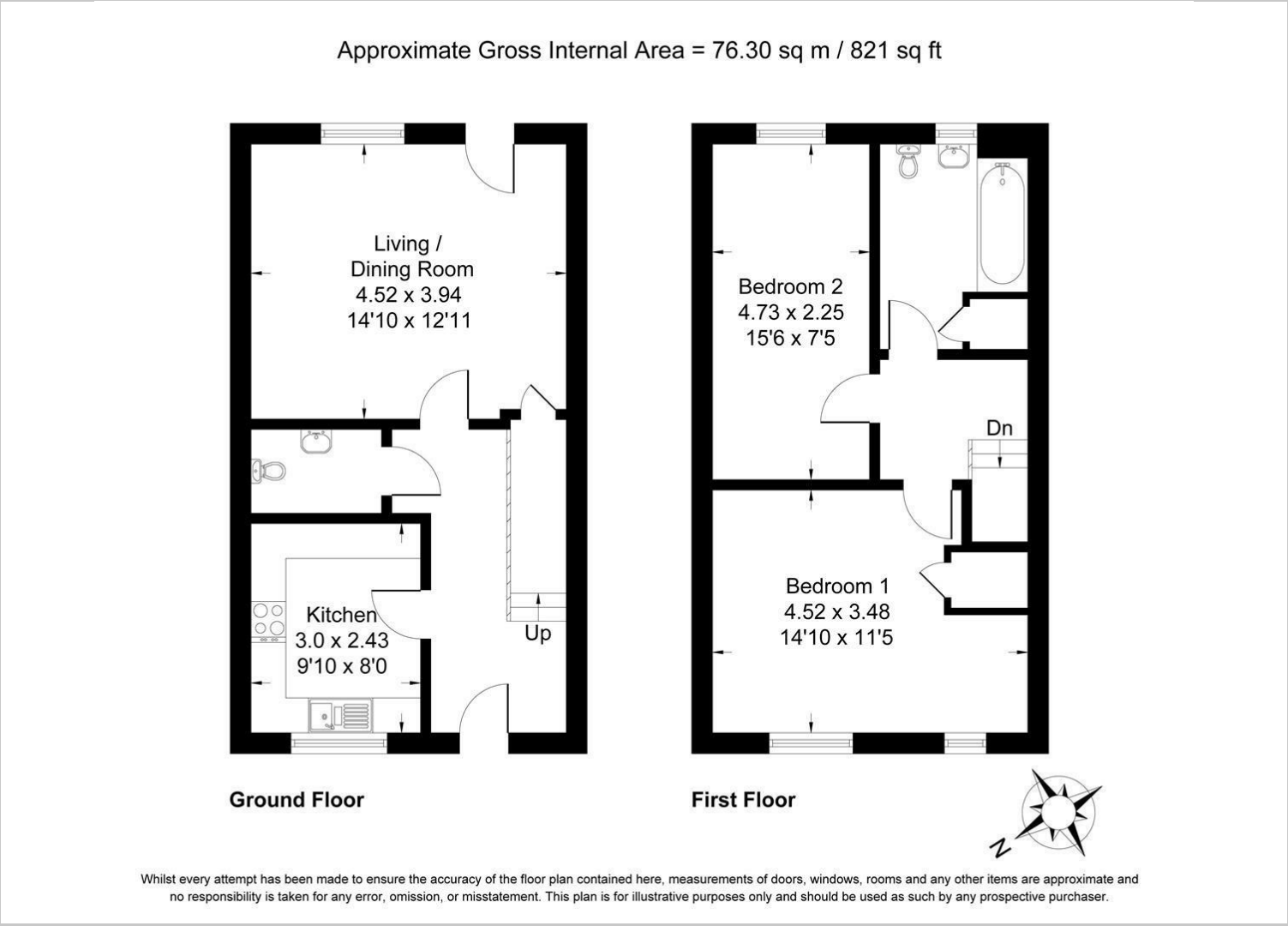
- Purchasing the Property for occupation as a sole, main residence.

DIRECTIONS

From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right in to Kingfisher Road opposite Travis Perkins, and then left in to Heron Close. No.13 can be found after a short distance on the left hand side.



Floor Plan

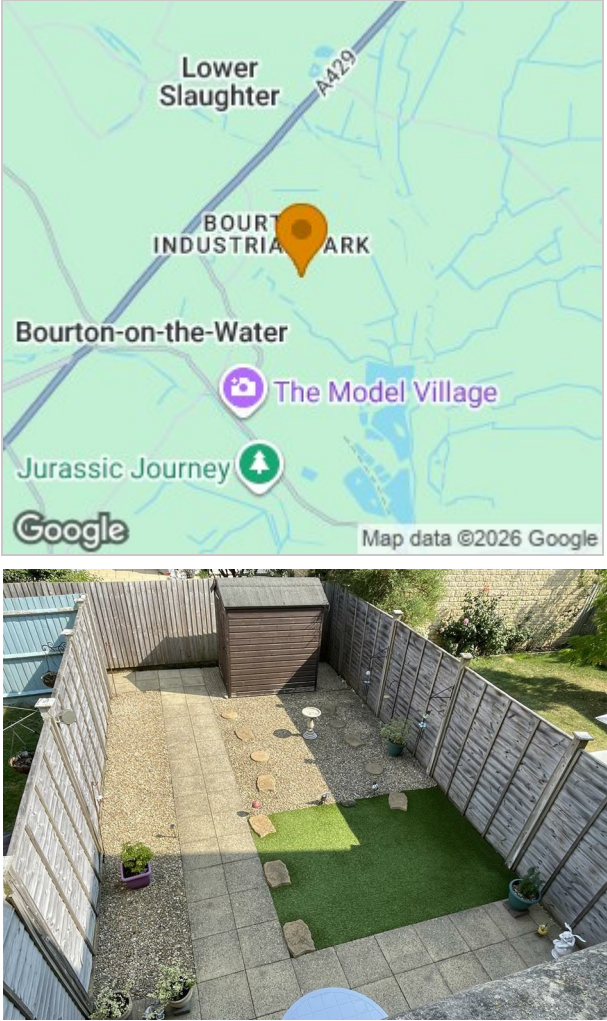


Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC