

established 200 years

# Tayler & Fletcher



8 The Courtyard, Station Road  
Bourton-On-The-Water, Cheltenham, GL54 2ER  
**£1,250 PCM**



## 8 The Courtyard, Station Road

Bourton-On-The-Water, Cheltenham, GL54 2ER

*A well presented two bedroom first floor flat with parking for one vehicle situated within walking distance of the village centre.*

*To Let on an Assured Periodic Tenancy*

*Unfurnished with some white goods.*

*AVAILABLE SEPTEMBER 2026*

### Directions

From the High Street head up Moore Road. At the T-junction turn left and continue past the school. The Courtyard can be found on the right hand side. Number 8 is through the archway on the left hand side.

### Location

8 The Courtyard is situated towards the outskirts of the village but within easy walking distance of the heart of the village and local amenities. Bourton-on-the-Water offers a good range of shops, hostelrys and facilities, including two supermarkets.

### 8 The Courtyard

Is a good sized first floor flat with parking and has the benefit of electric heating.

### Entrance Hall

Staircase rising to first floor

### Sitting Room

Double glazed doors into Sitting Room with carpet, radiator, window, leading into kitchen

### Kitchen

Wall and base units with worktop over, sink with mixer tap and window above, hob, oven, washing machine and fridge, vinyl floor.

### Bathroom

Wash hand basin, bath with shower over and screen, wc.

### Bedroom 1

Double bedroom, window, carpet, radiator.

### Bedroom 2

Double bedroom, window, carpet, radiator

### Outside

Small garden to the side of the property.

### Services

Mains electricity, water and drainage are connected to the property. Electric heating. 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.

### Energy Performance Certificate

EPC rating E

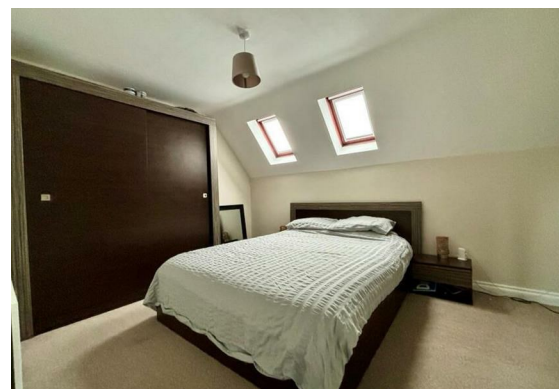
### Local Authority & Council Tax

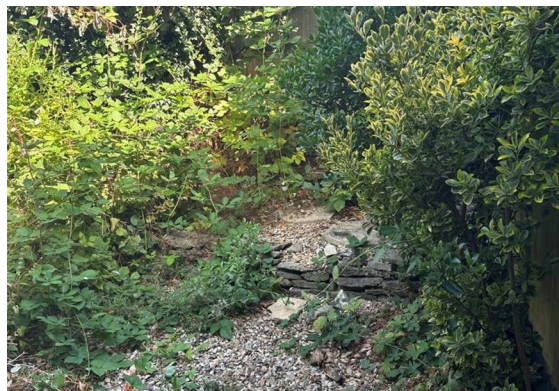
Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band B

Tax payable 2026-2027 £1872.77





## Restrictions

Non Smokers only  
Not suitable for pets

## Rent

£1,250 per calendar excludes electric, water, Council Tax and telephone charges.

## Holding Deposit

A holding deposit of one week's rent £288 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go 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

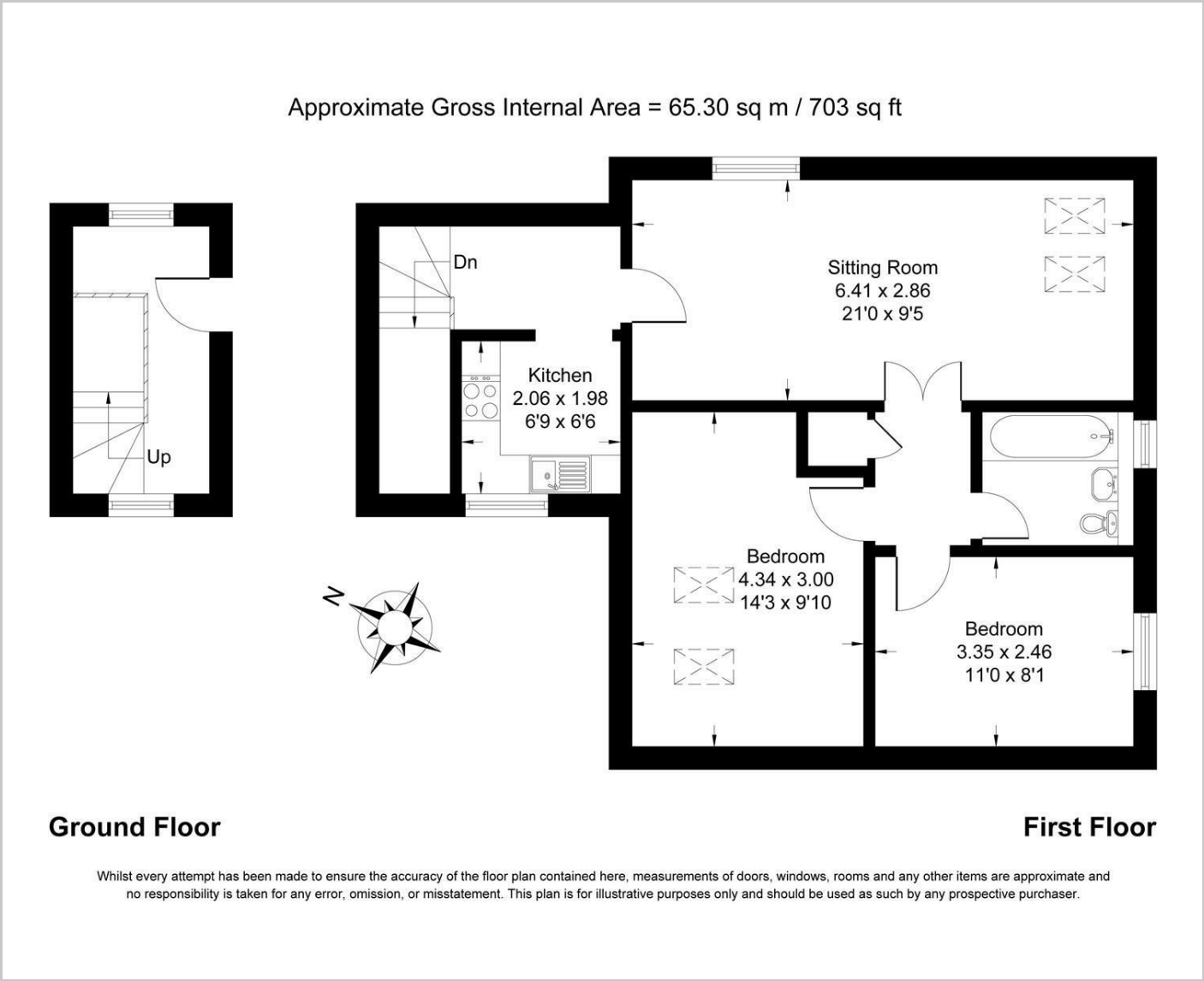
A security deposit of £1442 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf into a Client Monies Account with Lloyds Bank at Moreton-in-Marsh and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlords Agents of proof of payment of all final service accounts, Council Tax charges etc. The Agents reserve the right to deduct these from charges in respect of outstanding accounts, dilapidations etc if any.

## Agents Note

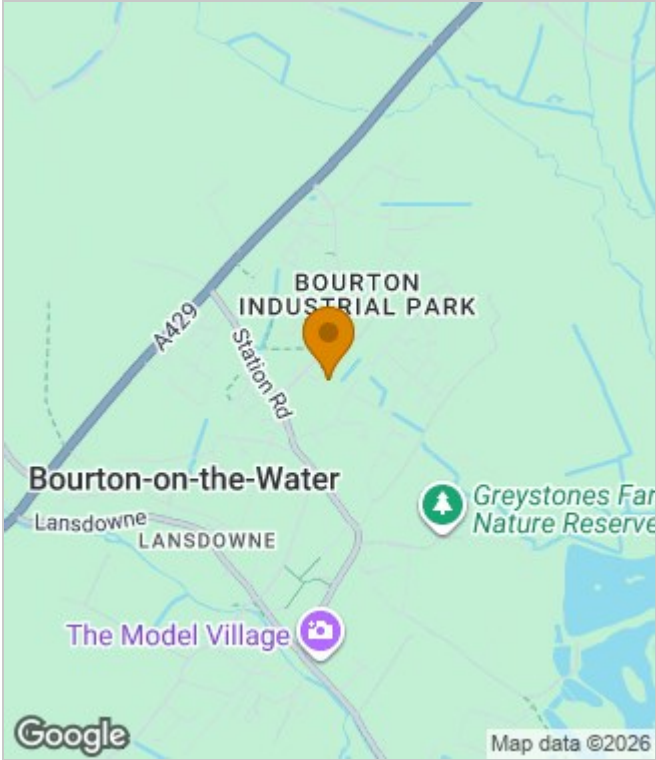
Tayler & Fletcher will not be managing the property.

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 Plans



Area Map



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

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.