

established 200 years

Tayler & Fletcher



5 Bridge House, Station Road, Bourton-on-the-Water GL54 2BE

£795 PCM

A refurbished One Bedroom First Floor Flat Conveniently situated near to the center of the village with parking for one car.

To Let unfurnished for 12 months possibly longer.

AVAILABLE NOW

Deposit £917

taylorandfletcher.co.uk

LOCATION

Bourton-on-the-Water is one of the larger of the North Cotswold villages, renowned for its beauty, with the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. It has many family attractions including Birdland, a Model Village, Motor Museum, and Perfumery and has the benefit of excellent shopping facilities, various places of worship, varied social and sporting activities, good educational facilities, and regular bus services. It is some 4 miles from Stow-on-the-Wold, 8 miles from Kingham Station (Paddington about 80 minutes), 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

DIRECTIONS

From our Bourton-on-the-Water office turn left and then take the first turning left on the left into Moore Road. At the end of the road turn left. Just after the the Cotswold School, on the left, there is a short slip road called 'The Avenue' which leads to Bridge House. The door to 5 Bridge House is on the right hand side of the main building.

THE PROPERTY

Flat 5 Bridge House is a second floor one bedroom flat positioned within walking distance to all the amenities in Bourton-on-the-Water. There is parking for one car.

ENTRANCE LOBBY

With stairs up and door on the left to Number 5:

Living Room

With TV point, BT point and night storage heater.



Kitchen

Range of wall and base units, single sink drainer, plumbing for washing machine, space for fridge freezer and electric cooker and hob. Small space for table and two chairs.



Double Bedroom

Good sized double bedroom, night storage heater.



Bathroom

Bath with shower over, fitted shower screen, low flush WC, wash hand basin with cupboard under and mirror above. Good sized electric towel rail.



OUTSIDE

One parking space only.

SERVICES

Mains water and electricity 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.

RESTRICTIONS

Non smokers only
Not suitable for children or pets.

LOCAL AUTHORITY and COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Glos
GL7 1PX

Tel: 01285 623000

Council Tax Band A. Rates payable for 2025-2026 £1,522.09

Rent

£795 per calendar month excludes electric, water, oil, council tax and telephone charges.

HOLDING DEPOSIT

A holding deposit of one week's rent £183 is requested to secure the property whilst credit and reference checks are being made, which then (with the tenants permission) 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 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 £917 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.

EPC RATING

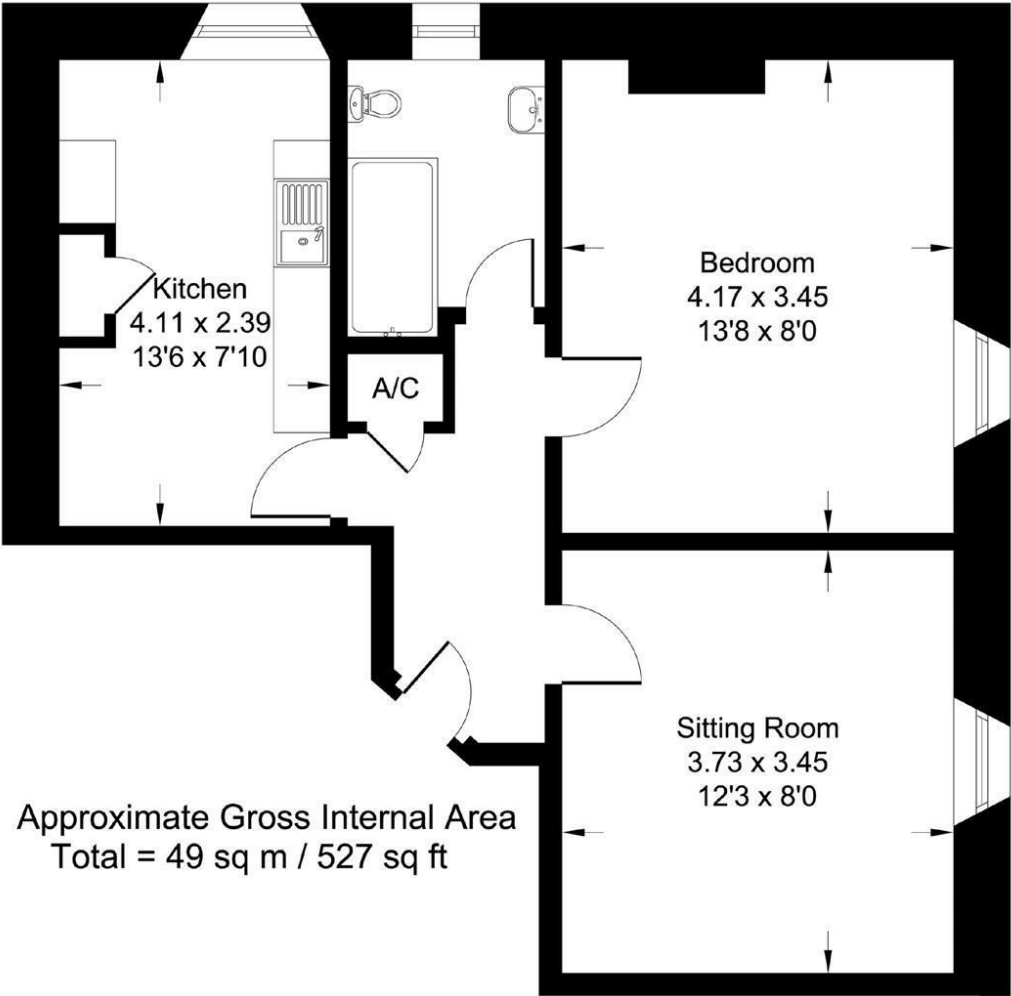
EPC Rating D

AGENTS' NOTE

The property will be managed by Tayler & Fletcher.

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.

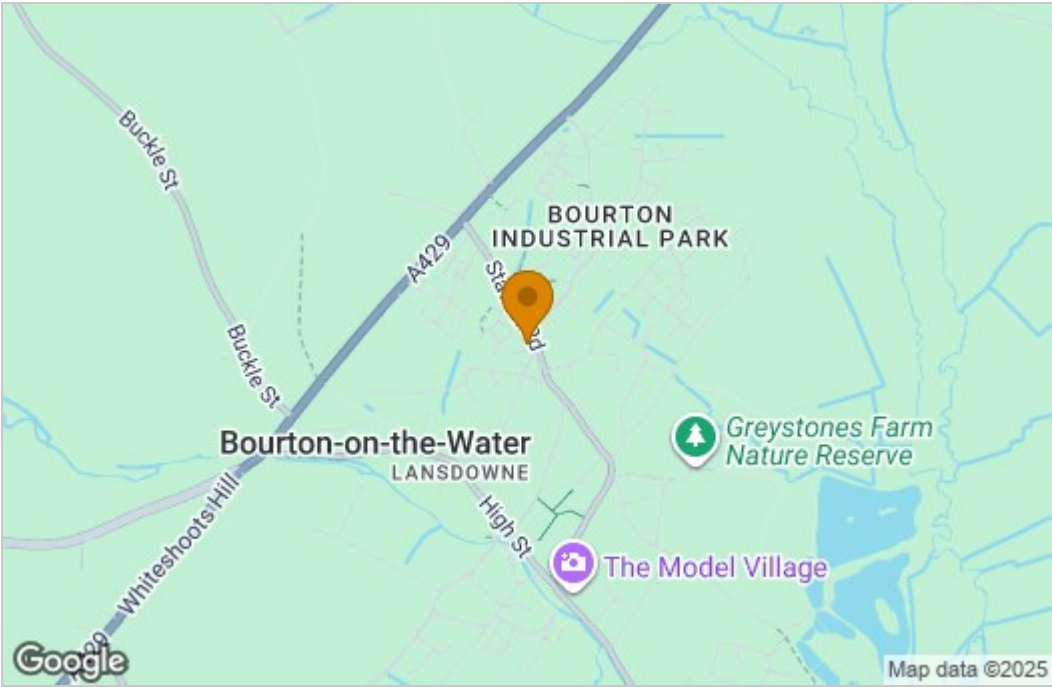
Floor Plan



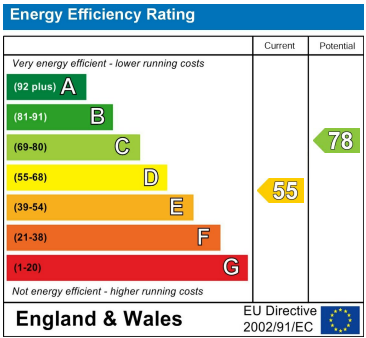
Approximate Gross Internal Area
Total = 49 sq m / 527 sq ft

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 mis-statement. 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.