established 200 years

Tayler & Fletcher

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

£1,225 PCM

A very spacious Two/Three Bedroom Ground Floor Flat within walking distance of the Village Centre having small front garden and parking for 2 cars.
To Let Unfurnished, except for carpets, cooker and extractor fan on an Assured Periodic Tenancy
AVAILABLE OCTOBER 2026

Deposit £1,413

DIRECTIONS

Turn left from our Bourton-on-the-Water office, then take the next left hand turn up Moore Road. At the top of Moore Road turn left again and just past the Cotswold School take the left hand fork onto The Avenue. Bridge House will be the property in front of you.

LOCATION

Bourton-on-the-Water is one of the larger 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 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.

DESCRIPTION

The ground floor apartment includes an ornamental stone fireplace in the living room, two large double bedrooms and parking for two cars and front garden.

Entrance Hall

Entrance Hall with door to inner hall, vinyl flooring, part wood panelled walls with dado rail.

Inner Hall

Doors to all rooms, cupboard with shelves, carpet.

Kitchen

Wall and base units with worktop over, stainless steel sink with mixer tap and drainer, window above with fitted blind, integrated oven and hob and extractor hood with light over, window to side with fitted blind, space for washing machine, further space for full height freestanding fridge freezer, cupboard above with electric meter and fuse boxes. Vinyl flooring, radiator.

Living Room/Bedroom Three

Large window to front with fitted blind, stone ornamental fireplace NOT TO BE USED with shelf and stone recessed ledges to sides, carpet and radiator, TV point.

Bedroom One

Window to front and side with fitted blinds, recessed shelves, radiator, carpet.

Bedroom Two

Window with fitted blind, two built-in cupboards with shelves, one with water tank and meter, carpet, radiator.

Bathroom

Panelled bath with mixer tap, shower over, further drench shower above and shower screen, wc, wash hand basin with mixer tap in vanity unit with mirror over, chrome heated towel rail, vinyl flooring.

OUTSIDE

Small front garden with patio area and lawn to the front of the property with low Cotswold stone wall, parking for two cars.

SERVICES

Mains water and electricity are connected. Telephone connection is subject to the British Telecom 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.

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Glos.
Tel: 01285 623000
Council Tax Band B
Tax payable for 2026-27: £1807.11

EPC

EPC Rating E

HOLDING DEPOSIT

A holding deposit of one week's rent £282 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 signed Tenancy Agreement as mutually agreed in writing).

RENT

£1,225 per calendar excludes electric, water and telephone charges.

SECURITY DEPOSIT

Security deposit of £1413 is payable at the commencement of the Tenancy. This will be held in the RICS approved scheme and invested on the Tenant's behalf into a Client Monies Account with Lloyds, Moreton and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlord's Agents of proof of payment of all final service accounts, Council Tax charges etc. The Agents reserve the right to deduct there from charges in respect of outstanding accounts, dilapidations etc. If any. 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

RESTRICTIONS

No Smokers

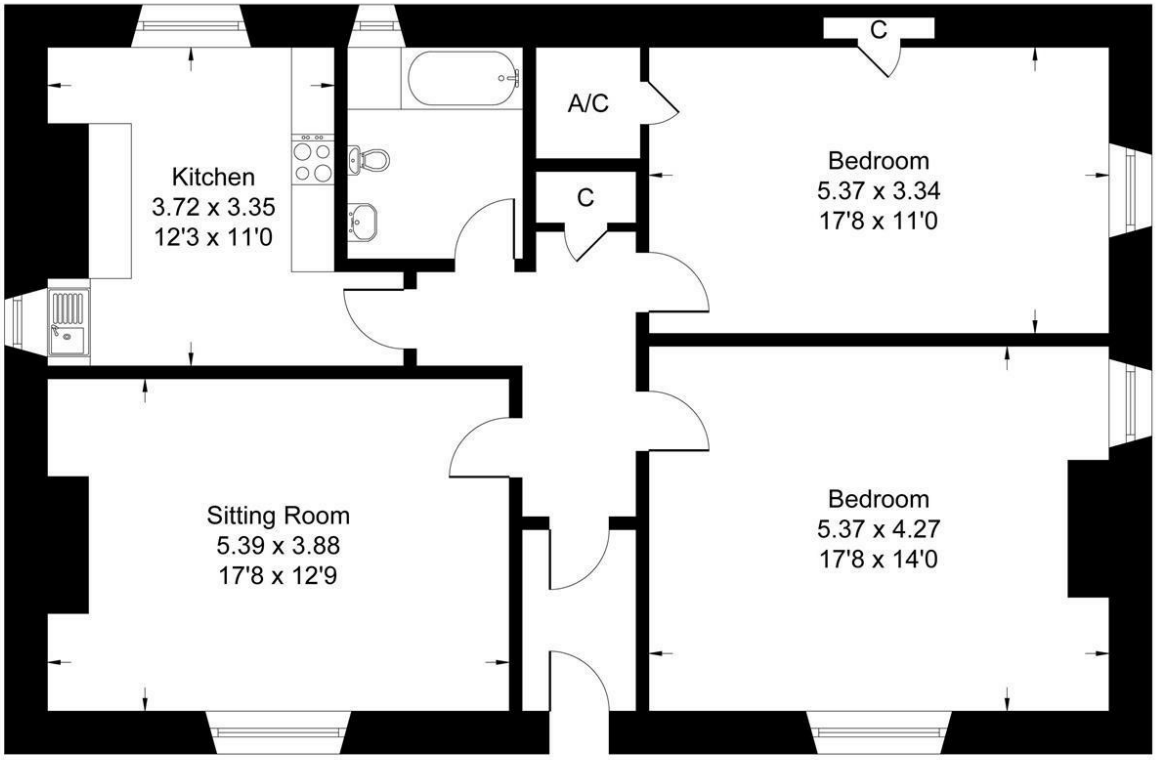
AGENTS NOTES

This property will be managed by Tayler and 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.

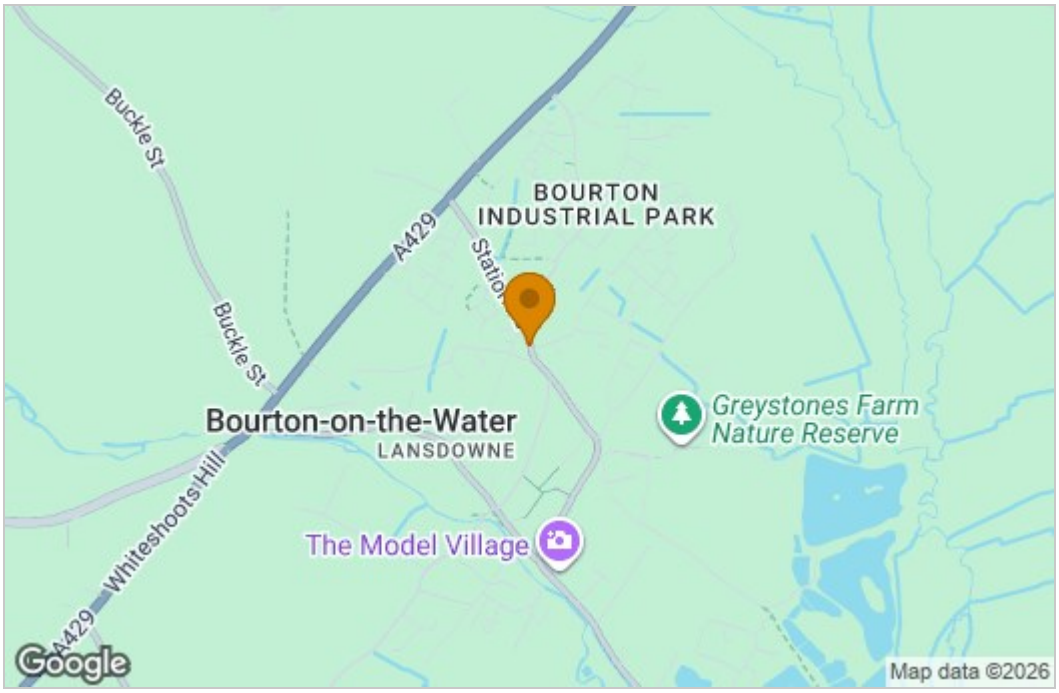
Floor Plan

Approximate Gross Internal Area = 96.02 sq m / 1034 sq ft

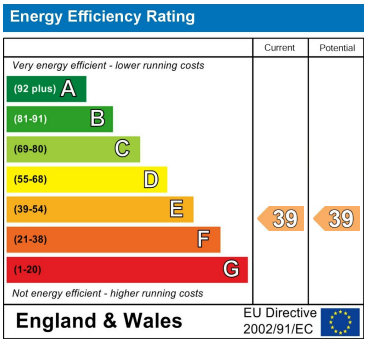


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

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