



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

**£1,250 PCM**

A spacious 3 Bedroom First Floor Flat conveniently situated close the village centre with off-road parking. To Let unfurnished except for carpets, window blinds and some white goods, for 12 months possibly longer.

AVAILABLE NOW

**Deposit £1,442**

[taylerandfletcher.co.uk](http://taylerandfletcher.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. Bourton has the benefit of excellent shopping facilities, various places of Worship, varied social and sporting activities, good educational facilities; The Cotswold School and Bourton Primary School and regular bus services. Stow-on-the-Wold is 4 miles, 8 miles from Kingham Station (Paddington about 80 minutes), 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

## DIRECTIONS

Turn left from our office in Bourton-on-the-Water and 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. Bridge House will be the property in front of you with the door to No. 3 round the left hand side of the main building.

## 3 BRIDGE HOUSE

A recently renovated spacious three bedrooomed first floor flat. New carpets and flooring throughout, newly fitted kitchen and bathroom including heating and mains pressure hot water system. Decorative feature fireplace surrounds to two rooms, one allocated parking space.

### Entrance Hall

Front door into Entrance Hall with stairs rising to the first floor flat landing hall.

### Landing

Spacious hall with carpet, electric wall heater and cupboard. Doors to:

### Sitting Dining Room

About 15'7" x 13'5" Feature fireplace surround, electric wall heater, carpet, window to front, tv and telephone point.



### Kitchen Breakfast Room

About 9'10" x 13'5" Wall and base units with worktop over, stainless sink with one and half bowls with drainer and mixer tap over, integrated oven, hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine, vinyl flooring, window to side.



### Double Bedroom One

About 10'10" x 12' Electric wall heater, carpet, window, feature fireplace surround.



### Double Bedroom Two

About 13' x 9'4" Electric wall heater, carpet, window.

### Double Bedroom Three

About 15' x 12'5 Electric wall Heater, carpet, window.

### Bathroom

Bath, shower over and shower screen, WC, vanity wash hand basin with storage cupboard under, mirror and light over, electric heated towel rail, vinyl flooring, frosted window.



## OUTSIDE

Allocated parking for one car.

## 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.

## EPC

EPC rating E

## RESTRICTIONS

1. No smokers
2. Not suitable for pets
3. Children by arrangement.

## COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Glos

Tel: 01285 623000

Council Tax Band B

Council Tax payable 2025-26 - £1,775.77

## RENT

£1250 per calendar month 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 goes 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

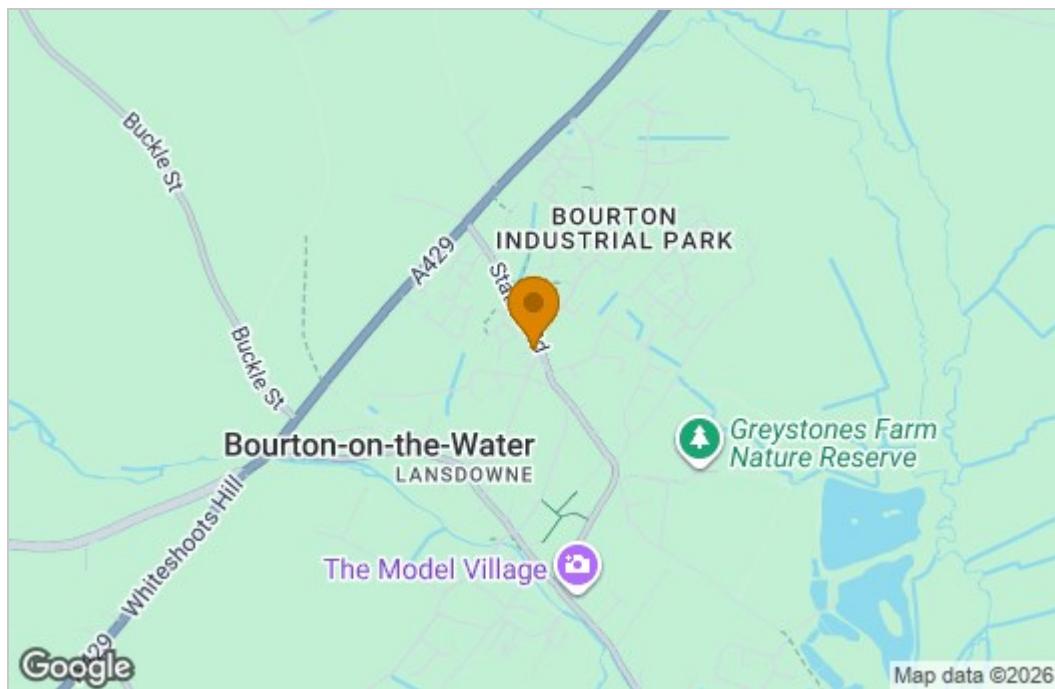
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,442 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

## AGENTS' NOTE

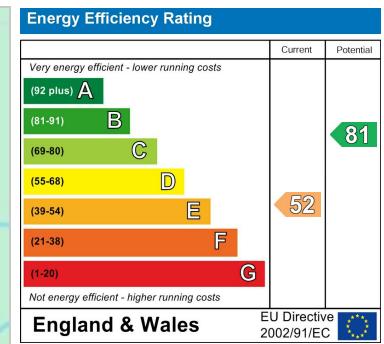
Tayler & Fletcher will be managing the property.

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.

## 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.