

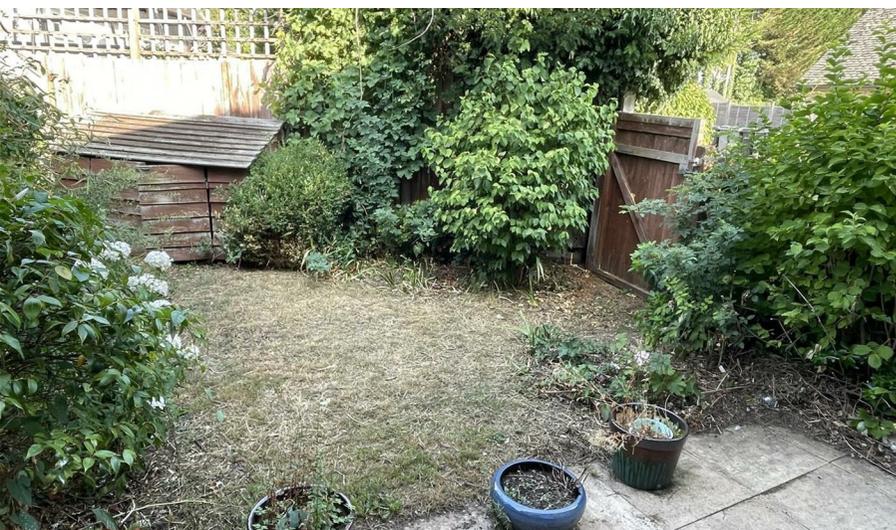
established 200 years

# Tayler & Fletcher



17 Pegasus Court  
Bourton-On-The-Water, GL54 2BA  
Guide Price £175,000





## 17 Pegasus Court

Bourton-On-The-Water, GL54 2BA

*A two bedroom end of terrace house set in the heart of a popular development for the over 55's with private garden situated close to all of the village amenities. FOR SALE WITH NO ONWARD CHAIN.*

### LOCATION

No. 17 Pegasus Court is situated in a peaceful cul de sac just off Roman Way in the heart of the village, a short level walk from the village centre and Budgens supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

### DESCRIPTION

No. 17 Pegasus Court comprises an end of terrace reconstituted stone house set at the entrance to this popular development for the over 55's with accommodation arranged over two floors. With a kitchen, cloakroom and living room on the ground floor with sliding french doors out to the private garden. On the first floor there are two double bedrooms with built in wardrobes and a shower room. The property is offered for sale with no onward chain.

### Approach

Covered entrance with outside light and painted timber front door with opaque glazed panels to:

### Reception Hall

With double glazed casement to side elevation,

stairs rising to first floor and door to walk-in below stairs storage cupboard and cloaks cupboard with wall mounted fuse box. Night storage heater.

Separate door to:

### Kitchen

With fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap set in a worktop with space and electric point for cooker with extractor over. Range of below work surface cupboards with space and plumbing for washing machine and tumble drier Further worktop with cupboard below and space for upright fridge/freezer. Three quarter height cupboard to one side with built in drawers and cupboard over. Double glazed casement window to front elevation. From the hall, door to:

### Cloakroom

With low level WC with built in cistern with shelf over, oval wash hand basin with chrome mixer tap with built in cupboards below and tiled splash back. Opaque double glazed casement to side elevation.

From the hall, door to:

### Living Room

With decorative fireplace fitted with an electric coal effect fire, three wall light points, double glazed sliding french doors out to the rear garden and separate double glazed casement over looking the garden. Night storage heater.

From the hall, stairs with painted balustrade and timber handrail rise to the:

### First Floor Landing

With access to the roof space and door to:

### Bedroom One

With double glazed casement window overlooking the rear garden. Comprehensive range of built in wardrobes with hanging rail and shelving, From the landing, door to:

### Bedroom Two

With double glazed casement window to front elevation and comprehensive range of built in wardrobes and drawers. From the landing, door to:

### Wet Room

With walk-in shower with glazed shower screen and wall mounted Mira shower,. Low level WC and oval wash hand basin with chrome mixer tap inset in a worktop with built in cupboards below. Wall mounted medicine cabinet and part tiled walls. Opaque double glazed casement to side elevation. Chrome heated towel rail.

### OUTSIDE

17 Pegasus Court is approached from the main entrance, being the first property on the right hand side with a pedestrian path from the paved drive and communal parking area. Set to the rear of the house is a small private west facing garden with a paved terrace immediately to the rear of the house, close board timber fencing surrounding and a variety of mature shrubs and plants. There is a useful separate pedestrian gate leading to the parking area.

### SERVICES

Mains Electricity, Water and Drainage are connected.

### TENURE

Leasehold. 150 year Lease- approximately 115 years remaining. Management charges approximately £3,162 per annum. Further details available from the agents.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band D. Rate Payable for 2026/ 2027: £2407.84

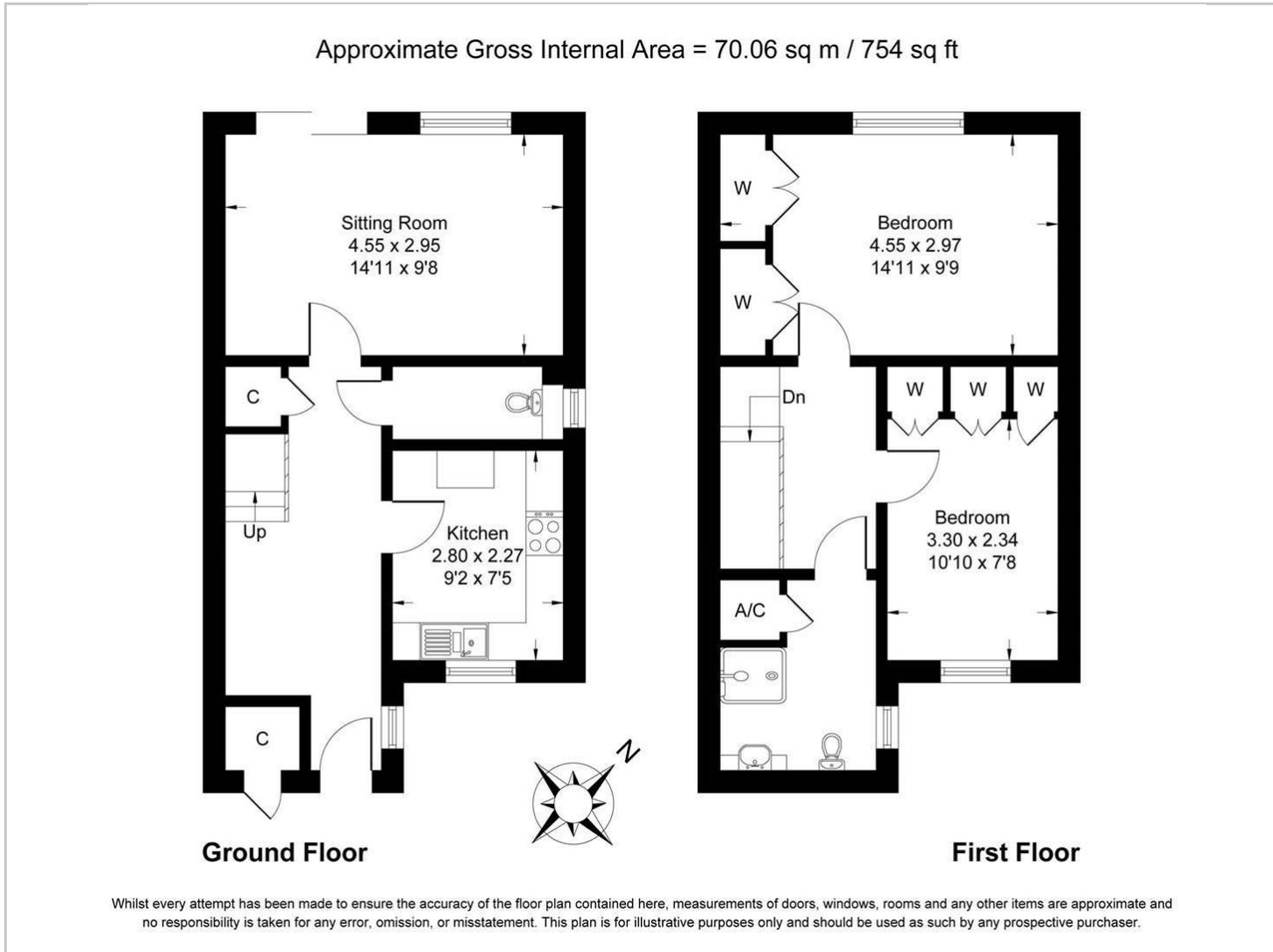
### DIRECTIONS

From the Bourton office, proceed down through the High Street passing the green and the village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn into Roman Way and then immediately left into Pegasus Court.

What3Words Location: ///indicated.foiled.tram



## Floor Plan

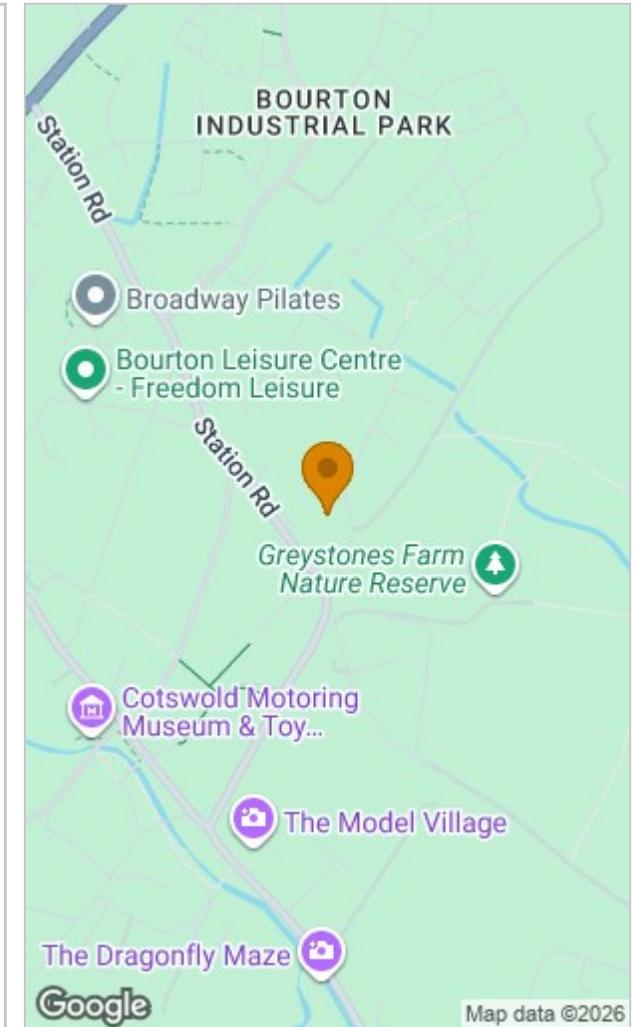


## Viewing

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 firm's 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	