

established 200 years

Tayler & Fletcher



Cricket Bungalow, Rissington Road, Bourton on the Water GL54 2DT

£1,695 PCM

*A detached Two Bedroom Bungalow within short walking distance of Bourton on the Water.
The property has been recently refurbished throughout to include new kitchen, bathroom and ensuite shower room.
To Let unfurnished with some white goods and window blinds.
AVAILABLE AUGUST 2026*

Deposit £1,955

taylerandfletcher.co.uk

DIRECTIONS

From the Bourton Office of Tayler & Fletcher proceed down the High Street past the Green on your right. At the junction bear right on to Rissington Road, passing Birdland on the right hand side. Continue past the the Cricket Ground on the left, take the next left turning into the Lane signposted Bourton Vale Tennis Club and the property is the first on the left.

LOCATION

Bourton-on-the-Water is one of the larger of the North Cotswold villages, renowned for its beauty. It has many family attractions including Birdland, Model Village, Motor Museum, a perfumery, and has the benefit of excellent shopping facilities, varied social and sporting activities, good educational facilities and regular bus services. It is approximately 4 miles from Stow-on-the-Wold, 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

DESCRIPTION

Cricket Bungalow is a spacious two bedroom detached property offering very light and airy accommodation. The property has been recently refurbished throughout comprising kitchen, bathroom and ensuite shower room. The Bungalow also has the benefit of ample parking and a large, easily maintained garden.

Stone Porch

Open stone porch to front door with seating either side.

OPEN PLAN Kitchen Dining Living Room

Front door into kitchen, dining, living room:

Kitchen Area

Wall and base units with wood effect work top over, stainless steel one and half bowl sink and drainer with mixer tap, window over with blind, integrated oven and hob, extractor fan over, integrated dishwasher. Space for fridge freezer, wood effect vinyl flooring, windows to side, downlighters.

Dining/Living Area

French doors to garden, blocked fireplace (not to be used), radiator.



Inner Hallway

Hall leads to back door and onto gravelled parking area, wood effect vinyl flooring, radiator.

Double Bedroom 1

Double aspect windows with blinds over, radiator, carpet. Door to ensuite shower room.

Ensuite Shower Room

Shower cubicle with extra drench shower head, wash hand basin in vanity unit with drawers and mirrored cabinet over, chrome heated towel rail, wc, frosted window, vinyl flooring.



Double Bedroom 2

Window with blind over, blocked fireplace, radiator, carpet.

Bathroom

Panelled bath with mixer tap, shower over with shower screen, wash hand basin in vanity unit with drawers, mirrored cabinet above, wc, chrome heated towel rail, frosted window, vinyl flooring, cupboard housing gas boiler and space and plumbing for washing machine, further cupboard with electric and space for tumble drier



Outside & Parking

The garden is to the front of the property and laid to lawn, surrounded with mature hedging and trees and fencing, side access to gravelled driveway with ample parking, pedestrian wooden gate to lane. Storage shed 8x6' to side.



SERVICES

Mains electricity, gas, water and drainage are connected. Telephone subject to BT transfer regulations. 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.

HOLDING DEPOSIT

A holding deposit of one week's rent £391 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 £1,955 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.

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council

Tel: 01285 623033

Council Tax Band D

Tax Payable: 2026-27 £2407.84

EPC

EPC Rating C

RESTRICTIONS

Non Smokers only

AGENTS NOTE

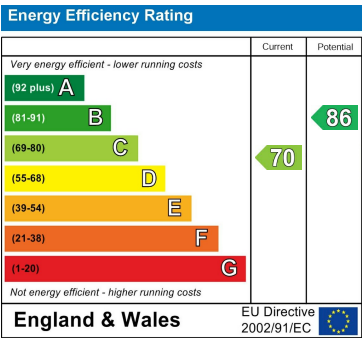
Taylor & Fletcher will be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & 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.