

established 200 years

# Tayler & Fletcher



3 Woodpecker Close, Bourton-On-The-Water, Cheltenham GL54 2RS

**£1,750**

*A well presented three bedroom house with private garden and single garage, located in Bourton on the Water.*

*To Let part furnished/unfurnished, to include kitchen white goods, for 12 months possibly longer.*

*Available Now.*

**Deposit £2,019**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Description

A semi-detached three bedroom house with well-proportioned accommodation, comprising Hall, Sitting Room, Kitchen/Dining Room, Utility Area. First floor Master Bedroom with En Suite Shower Room, Family Bathroom, further Double Bedroom and Single Bedroom. To the rear of the property is a garden with patio and rear gate to Parking and a Single Garage. No. 3 is situated within a recent development approximately 15 minutes' walk from the center of the Village, Co-op supermarket, and Cotswold School.

## Directions

From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left onto Bourton Link then take the first right onto Kingfisher Way, take the left turn sign posted Woodpecker Way and the property will be found on the right hand side.



## Ground Floor

### Entrance Hall

Front door leads to entrance hall with tiled floor and stairs rising to first floor with carpet.

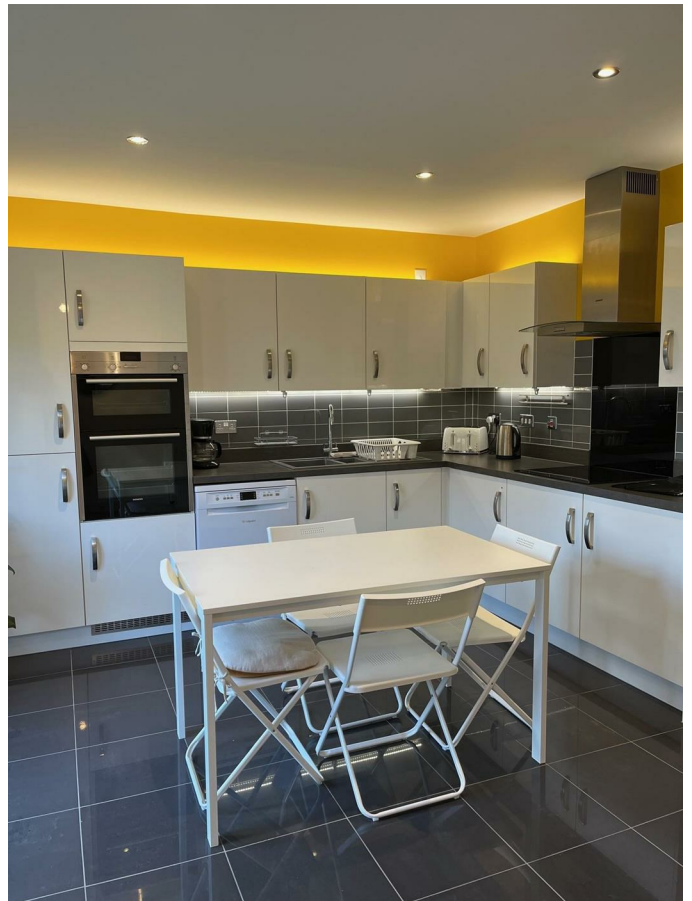
### Living Room

Carpet, understairs cupboard with shelves, radiators, window to front with shutters, TV and BT points, wall shelf, heating thermostat.



## Kitchen Dining Room

Wall and base units with worktop over, ceramic one and half bowl sink with single drainer and mixer tap, freestanding dishwasher, integrated hob with extractor hood over and tower double oven, fridge freezer, part tiled walls, tiled floor. French doors to garden with vertical blinds, radiator, space for dining table and chairs.



## Utility Area

Wall and base units with work top over, wall mounted Ideal Gas Boiler, washing machine, door to storage cupboard with shelf and coat hooks, light, radiator and tiled floor.



## First Floor

### Landing

Carpet, balustrade, door to:

### Bedroom 1

Carpet, radiator, window to rear with blinds and curtains, TV point, heating thermostat, shelves, built in wardrobes with shelf and hanging rail and mirrored fronts, door to:



### Ensuite Shower Room

Shower cubicle, wash hand basin with mirror over, wc, heated towel rail, tiled floor, shaving point, window to side.



### Bedroom 2

Carpet, radiator, window to front with blind and curtains.



### Bedroom 3

Carpet, window to front with blind and curtains, radiator, shelves and collapsible desk, cupboard with carpet and shelves.

### Bathroom

White bathroom suite comprising wc, wash hand basin with chrome mixer tap, bath with shower over and shower screen, wall cabinet, part tiled walls, heated towel rail, shaver point, mirror, tiled floor, window to side.



## Outside

Lawned area to front of property with path to front door. Gated access to the side of the property from the driveway leading to the rear garden. To the rear of the property is a fully-enclosed garden with lawn and paved patio. Water butt. Garden shed.



## Garage & Parking

Single garage and private driveway with parking for two cars.

## Services

Mains water, electricity, gas and drainage 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  
Children by arrangement  
One pet by arrangement

## Council Tax

Cotswold District Council, Cirencester. Tel: 01285 623000  
Council Tax Band C  
Amount payable for 2025-26: £2,029.45

## Rent

£1,750 per calendar month excludes electricity, gas, water, council tax and telephone charges.

## Holding Deposit

A holding deposit of one week's rent £408 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

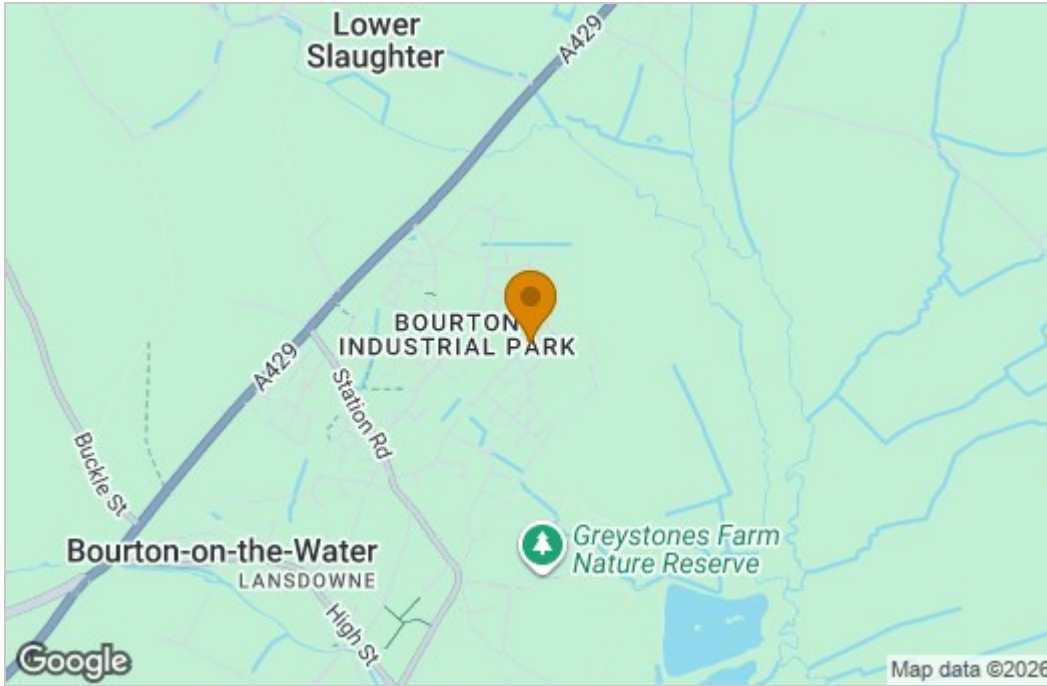
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,019 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

## Agents Note

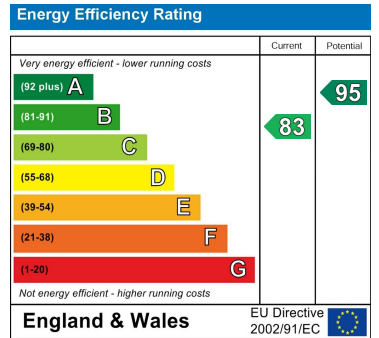
The property is managed by Tayler & Fletcher.

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.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.