

established 200 years

Tayler & Fletcher



16 Beddome Way, Bourton-on-the-Water, GL54 2GZ

Guide Price £325,000

A well presented 3 bedroom semi-detached modern family home with single garage and good-sized rear garden.

taylorandfletcher.co.uk

LOCATION

No. 16 is situated within a cul-de-sac of similar properties on the edge of Bourton-on-the-Water, within walking distance of the village centre and Co-Op and Lonsis supermarkets. 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 (9 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

16 Beddome Way comprises a very well appointed semi-detached property occupying a good position in a favoured development close to the edge of Bourton-on-the-Water, yet close to all of the village facilities. The property is constructed of rendered elevations under a pitched tiled roof and provides accommodation arranged over two floors with a sitting room with archway through to dining room, kitchen and cloakroom on the ground floor and three bedrooms and a bathroom on the first floor with an enclosed garden to the rear. The property also has the benefit of an adjacent SINGLE GARAGE and parking space.

Approach

Opaque glazed leaded light front door with covered entrance and outside light to:

Hall



With stairs rising to first floor with coved ceiling, door to below stairs storage cupboard and painted timber door to:

Cloakroom

With tiled floor, low-level WC, pedestal wash hand basin with tiled splash back and opaque double glazed fan light window to front elevation.

From the hall, painted timber door to:

Sitting Room

With interconnecting archway through to the dining room with the sitting room comprising; a wide double glazed casement window to front elevation, coved ceiling and archway through to:

Dining Room



With double glazed french doors leading out to the garden, coved ceiling and doorway through to the:

Kitchen

With separate painted timber door to the hall and fitted kitchen comprising; a worktop with four ring brushed stainless steel gas hob, stainless steel sink unit with chrome mixer tap, tiled splashback, a range of below work surface cupboards and drawers, space with plumbing for washing machine and dishwasher, Electrolux oven/grill, space for upright fridge/freezer, a range of eye-level cupboards with brushed stainless steel extractor over, wall mounted Vaillant gas fired central heating boiler, double glazed casement window overlooking the rear garden.

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

First Floor Landing

With access to roof space and painted timber door to airing cupboard with lagged hot water cylinder and pine slatted shelving and painted timber doors to:

Bedroom 1

With double glazed casement window overlooking the rear garden, range of built-in wardrobe cupboards with hanging rail and shelf over.

Bedroom 2



With double glazed casement window to the front of the property.

Bedroom 3

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Bathroom



Recently refurbished with panelled bath with chrome in-set mixer tap set centrally, folding glazed shower panel and separate wall mounted shower with separate handset shower attachment, in-set wash hand basin with chrome mixer tap and built-in drawers below, low-level WC with built-in cistern and opaque double glazed casement to front elevation, vertical heated radiator, recessed ceiling spotlights, tiled floor and part tiled walls.

OUTSIDE

16 Beddome Way fronts onto the Cul-de-Sac. Set to the rear of the property and accessed via french doors from the dining room is a recently landscaped garden with paved terraced seating area to one corner and terrace to the rear of

the house with herbaceous border to one side and central Astro lawn. A pedestrian gate leads to the front of the property and a further pedestrian door leads to the adjoining SINGLE GARAGE. The rear garden is bordered by close board timber fencing. The single garage has a single up and over door, eaves storage and electricity and light.

SERVICES



Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band D. Rate Payable for 2022/ 2023: £1,975.31

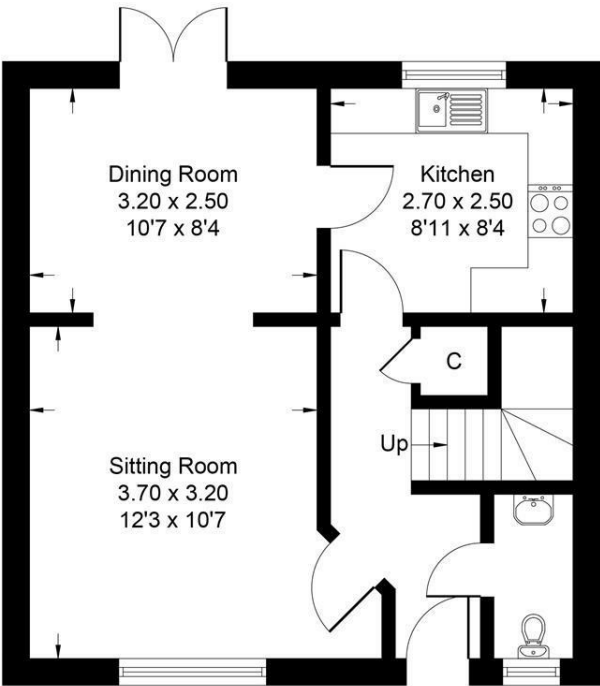
DIRECTIONS

From the Bourton Office of Tayler & Fletcher, proceed along the High Street towards the village centre and turn left along Moore Road. At the end of Moore Road turn left onto Station Road. Continue along Station Road, taking the second right into Bourton Link. At the mini roundabout take the first left into Meadow Way and then first left into Beddome Way. Proceed around to the left and No.16 will be found shortly on the right hand side.

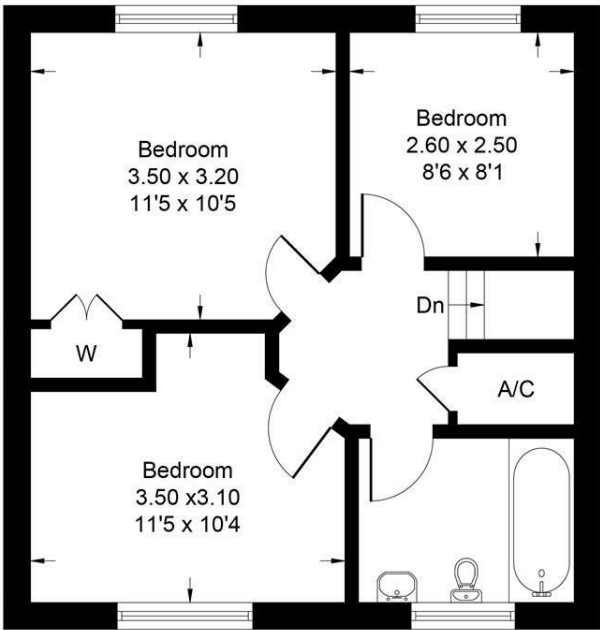
Distance: Stow-on-the-Wold 4 miles, Cheltenham 16 miles, Cirencester 16 miles, Kingham (Mainline Station) 9 miles

Floor Plan

Approximate Gross Internal Area = 78.0 sq m / 837 sq ft



Ground Floor



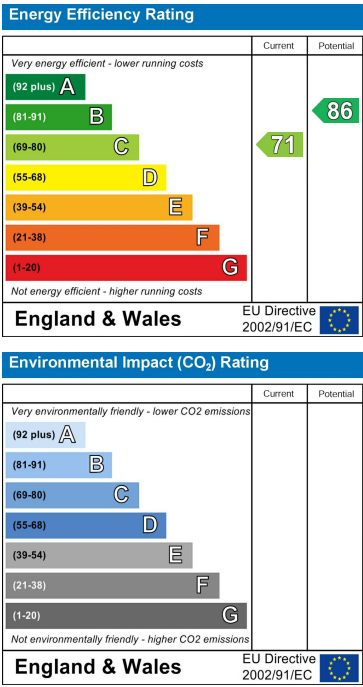
First Floor

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



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