established 200 years

Tayler & Fletcher

12 Broadlands Court, Bourton-On-The-Water, Cheltenham GL54 2BW

Guide Price £345,000

A 2 Bedroom End of Terrace house with superb southerly views across open countryside to the rear, yet set in a peaceful position a short level walk from the village centre within a development for the OVER 55's. NO ONWARD CHAIN.

LOCATION - Bourton

Broadlands Court is situated in a mature residential area on the edge of the village, a short level walk from the village centre and Londis 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

12 Broadlands Court is a well presented end terrace house set within this small and popular development of properties for the over 55's, a short level walk from the village centre. The property is constructed of reconstituted Cotswold stone under a plain concrete tiled roof, with gas centrally heated accommodation arranged over two floors comprising; A wide hall, with shower room off, two interconnecting reception rooms with a conservatory off and a kitchen set to the front. On the first floor there are two good sized double bedrooms and a bathroom. The property has a pleasant private courtyard garden to the rear enjoying views over open countryside and the benefit of one allocated parking space.

Approach

Covered entrance with outside light and stable door with opaque glazed insert to:

Hall

With matwell, coved ceiling, door to below stairs storage cupboard and door to:

Ground Floor Shower Room

With low-level WC, pedestal wash hand basin, large corner shower cubicle with chrome fittings and part tiled walls.

From the hall, door to:

Kitchen

Comprising a fitted kitchen with one and a half bowl sink unit with chrome mixer tap, set in a Quartz effect worktop, four ring gas hob with extractor over, range of below worksurface cupboards and drawers, space and plumbing for washing machine, space and plumbing for dishwasher, three quarter height unit with double oven/grill with sliding three quarter height larder drawer, built-in cupboards above and below, recessed shelving, space for upright fridge/freezer with cupboard over and three eye-level cupboards, wall mounted Worcester gas-fired central heating boiler.

From the hall, two doors lead in turn, firstly to the:

Dining Room

With wide double glazed casement window to rear elevation, cover ceiling and wide archway interconnecting through to the:

Sitting Room

With separate door back to the hall. With fixed double glazed casement to side elevation and double glazed French doors leading out to the conservatory. Decorative fire surround and electric fire with timber shelving and corner raised television plinth in reconstituted stone.

From the sitting room, a pair of double glazed French doors lead out to the:

Conservatory

Of double glazed elevations with double glazed sliding door through to the:

Private Courtyard Terrace

With mature wisteria and retracting canopy over the dining room window. A pathway leads to the rear of the properties and a picket fence leads out to the track and fields beyond.

From the hall, timber handrail and painted timber balustrade rise via quarter landings to the:

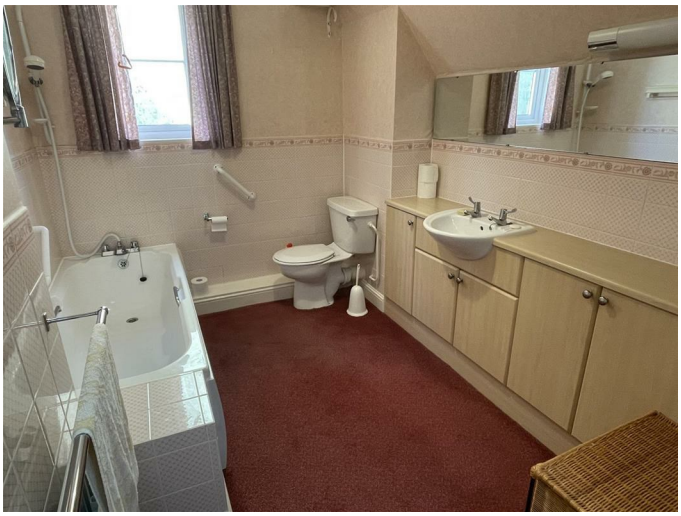
First Floor Landing
With roof light over and door to airing cupboard with foam lagged hot water cylinder with pine slatted shelving. Separate door to deep walk-in storage cupboard with shelving and doors to:

Bedroom 1
With double glazed casement window overlooking the fields and with lovely views out towards Clapton-on-the-Hill to the rear., extensive built-in wardrobes.

From the landing, door to:

Bedroom 2
With double glazed casement window with lovely views towards Clapton-on-the-Hill.

From the landing, door to:



Bathroom
With a matching suite of panelled bath with mixer tap with handset shower attachment, low-level WC, in-set oval wash hand basin with built-in cupboards below and part-tiled walls.

OUTSIDE
12 Broadlands Court is approached from the pavioured communal driveway via a path with a small area of front garden, being paved with covered recess with outside light to the front door. A separate communal path leads down the side of the property to the rear with access to the private rear courtyard which may also be approached via the sliding double glazed doors from the conservatory. There is parking for one car and visitor parking spaces.

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.

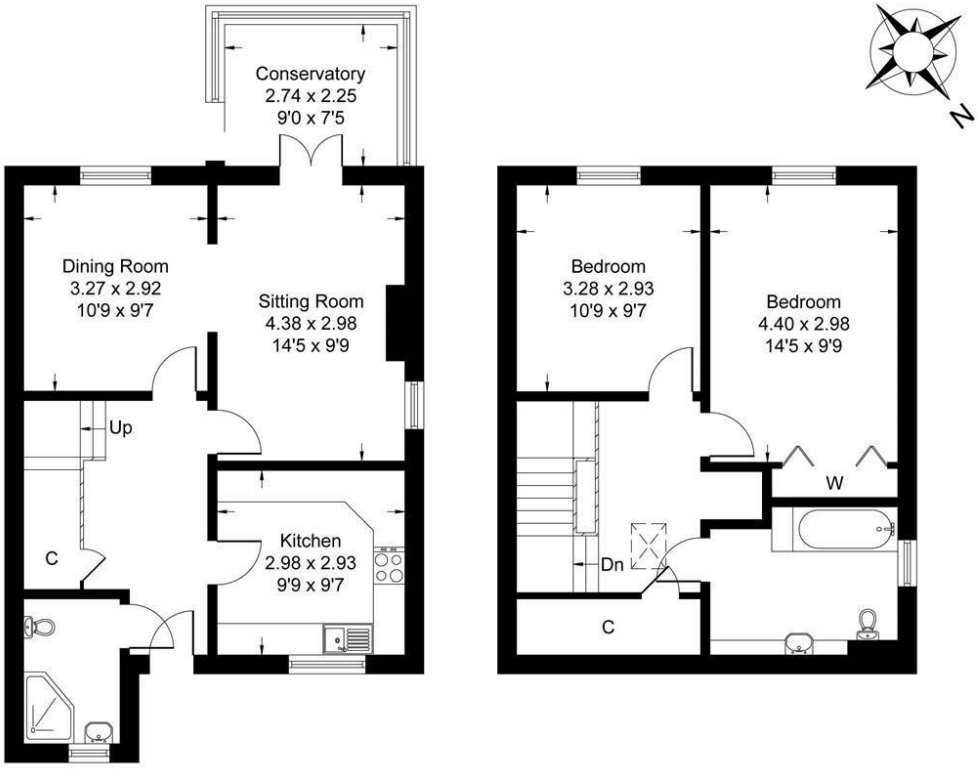
COUNCIL TAX
Council Tax band E. Rate Payable for 2023/ 2024: £2,531.34

DIRECTIONS
From the Bourton office of Tayler & Fletcher proceed down the High Street and take right hand turn over the second bridge in to Victoria Street. Proceed over the bridge and pass the entrance to Chardwar Gardens and take the next left in to Clapton Row. Pass Gasworks Lane and take the next right hand turn in to Broadlands Court and No.12 will be found in the far left hand corner of the development.

TENURE
Broadlands Court is Long Leasehold (999 years from 24th June 1987). Management charges for 2022/2023: £2,496 (£208/month)

Floor Plan

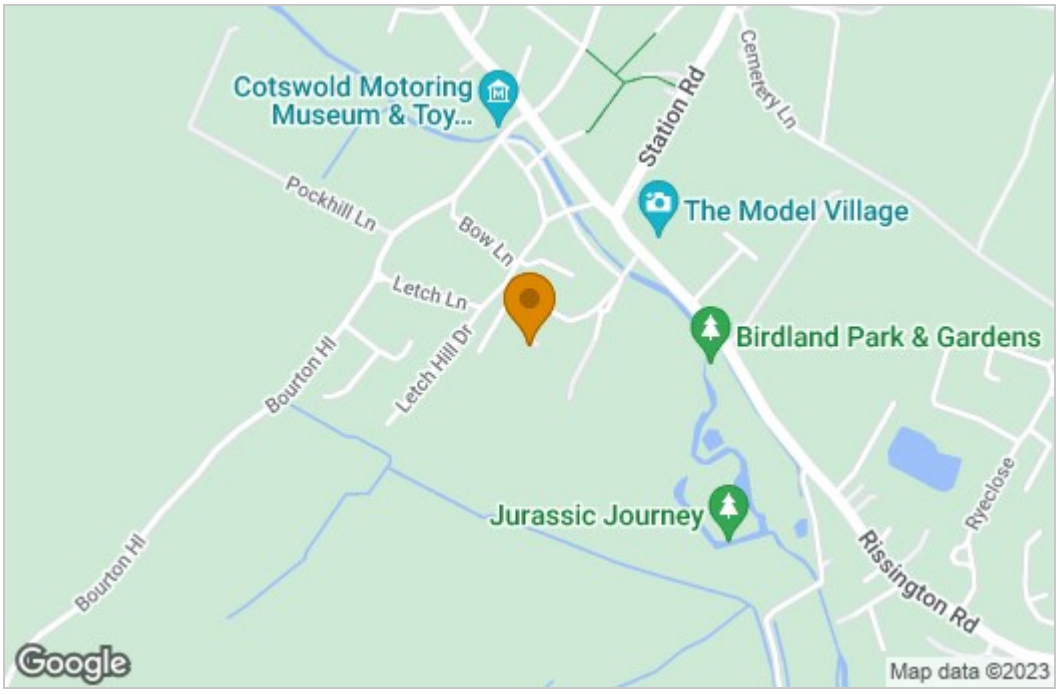
Approximate Gross Internal Area = 99.41 sq m / 1070 sq ft



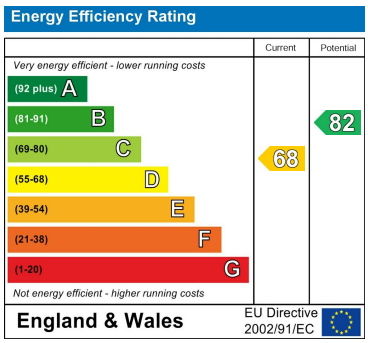
Ground Floor **First Floor**

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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