

established 200 years

Tayler & Fletcher



8 Rye Crescent, Bourton-On-The-Water, Cheltenham GL54 2EL

£1,650 Per Month

A well presented 3 bedroom end of terrace house with private garden on the edge of the village with views across Dikler Gorse Lake from the master bedroom.

To Let available from mid June.

Including Cookmaster Range and window blinds.

Deposit £1,903

taylerandfletcher.co.uk

Directions

From the Tayler & Fletcher office proceed along the High Street to the end of the road and then turn right onto Rissington Road. Proceed along Rissington Road past Sadlers Edge on the left and then take the next left turn into Rye Close. Follow Rye Close around the bend and take the next right turn into Rye Crescent. No. 8 can be found just inside the cul de sac set back to the left hand side.

Location

Rye Crescent 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

No. 8 Rye Crescent comprises an end of terrace house with accommodation arranged over two floors. Comprising an open plan kitchen/dining room, a good sized sitting room, cloakroom and separate utility on the ground floor. An impressive principle bedroom with French doors and Juliet balcony on the first floor, two further bedrooms and a family bathroom. The property has been reconfigured to take advantage of its location; set on the edge of a peaceful and popular residential area of the village and with a lovely outlook over Dikler Gorse lake to the rear.

Entrance Hall

Front door, stone tiled floor, radiator.

Cloakroom

WC and wash hand basin, tiled floor.

Open Plan Kitchen & Dining Area

Wall and base units with worktop over, one and half bowl stainless steel sink with drainer, space for dishwasher, Cookmaster range with gas hob and electric oven, extractor hood over, understairs storage cupboard, stone floor, window to rear with blind over. Dining area with space for dining table and window with blind to front with radiator under.

Utility Room

Door to garden, tiled floor, window, worktop with space for washing machine under and space for freestanding fridge freezer.



Sitting Room

French doors to garden, radiator, ornamental fireplace, TV point, BT point, stone tiled floor.

First Floor

Landing, carpet, doors to:



Bedroom 1

French doors with Juliette balcony overlooking the lakes, carpet, radiator, built-in wardrobe with hanging rails and Worcester gas fired boiler.



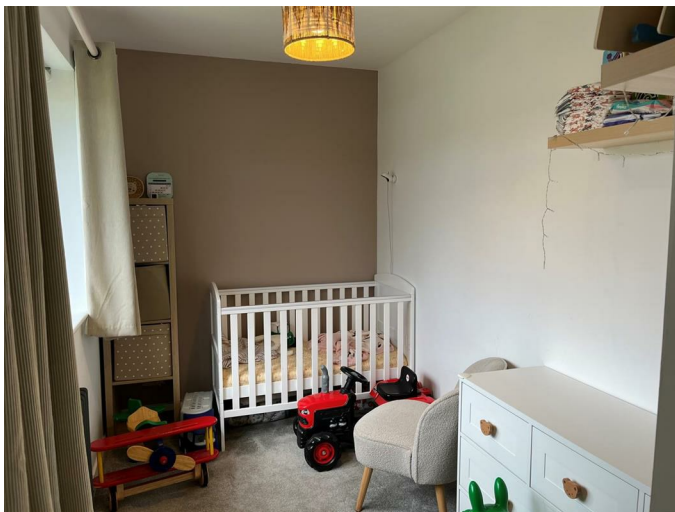
Bedroom 2

Carpet, window with blind, radiator.



Bedroom 3

Carpet, window with blind, radiator.



Family Bathroom

Bath with shower over and shower curtain, wall mounted

Mira shower, tiled surround, vanity wash hand basin, WC, window, tiled floor, radiator.



Outside & Parking

8 Rye Crescent is approached from the cul de sac with a path to the side and in turn providing access to the front garden which has been landscaped with retaining beds. Set to the rear of the property is the private garden with paved patio immediately to the rear of the house and storage area. With a gate leading out to the separate rear access. On street parking is available.



SECTION 157 HOUSING ACT 1985

No. 8 Rye Crescent was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to rent from the Local Authority. It is understood that any tenant who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property.



Local Authority & Council Tax

Cotswold District Council, Trinity Road, Cirencester
Tel: 01285 623000
Council Tax Band C
Tax payable 2026-27: £2140.31

Services

Mains water, drainage, electricity and gas 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.

Energy Performance Certificate

EPC rating D

Rent

£1,650 per calendar excludes electric, water, gas, Council Tax and telephone charges.

Holding Deposit

A holding deposit of one week's rent £380 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 £1,903 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.

Restrictions

Non smokers only
Children by arrangement
A pet by arrangement

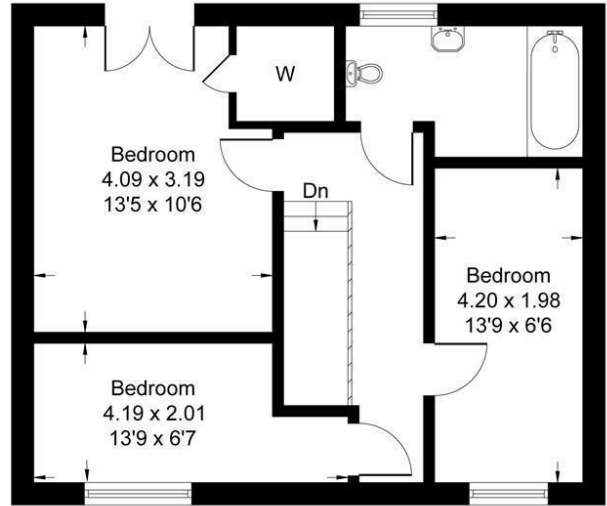
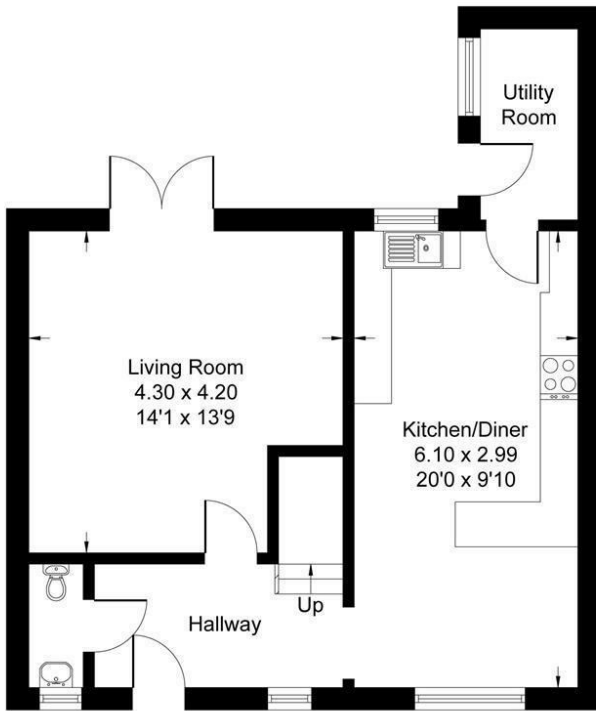
Agents Notes

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.

Floor Plan

Approximate Gross Internal Area = 91.50 sq m / 985 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.