



**6 Farmers, Lansdowne, Bourton-on-the-Water GL54 2AR**

**£545 PCM Deposit £628**

*LET AGREED*

*A first floor Studio Apartment situated close to the Village Centre with Parking*

*New carpet and flooring, freshly painted throughout.*

*To Let unfurnished for 12 months possibly longer.*

## LOCATION

Bourton-on-the-Water is one of the larger North Cotswold villages, renowned for its beauty, with the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. It has many family attractions including Birdland, Motor Museum, Model Village and has the benefit of excellent shopping facilities, various places of worship, varied social and sporting activities, good educational facilities and regular bus services.

## DESCRIPTION

Flat 6 Farmers is a First Floor Studio Apartment, being one of six apartments and studios within one property. The studio is suitable for a single occupant. Farmers is situated in the Lansdowne area of Bourton-on-the-Water and is within easy walking distance of the Village centre. The accommodation comprises (all dimensions are approximate):

### Bedroom Living Room

21'8" x 9'8", with exposed stone wall, double aspect windows, slimline night storage heater.

### Kitchen

With stainless steel single drainer sink, electric cooker and plumbing for washing machine.

### Shower Room

With shower cubicle, pedestal hand basin, low level W.C, wall mounted Dimplex fan heater.

## OUTSIDE

One private Parking Space (space F) and dustbin space with each Flat.

## RENT

£545 per calendar month excluding Council Tax, Electricity, Telephone charges and Water rates.

## RESTRICTIONS

Would suit single occupant

No Smokers

Not suitable for Pets or Children

## COUNCIL TAX

Council Tax Band A: Payment for the current year 2025-2026:

£1,522.09

Payable to Cotswold District Council

## SECURITY DEPOSIT

A security deposit of £628 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Services by the Landlord.

## HOLDING DEPOSIT

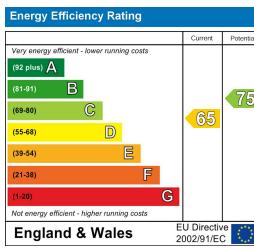
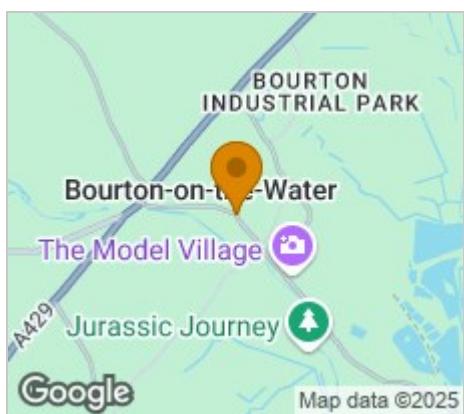
A holding deposit of one week's rent £125 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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).

## AGENTS' NOTE

Tayler & 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 Tayler & Fletcher should you wish to clarify specific items within a property.



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.