

established 200 years

Tayler & Fletcher



21 Springvale, Bourton-On-The-Water, Cheltenham GL54 2ES

£1,295 PCM

A 3 Bedroom Semi-Detached House with a good sized garden including a separate office and outbuilding/workshop. Close to amenities within the popular Village of Bourton on the Water. To Let unfurnished except for Cooker, Carpets and some Curtains for 12 months, possibly longer.

taylorandfletcher.co.uk

Directions

From the Bourton Office of Tayler & Fletcher follow the road towards the village centre taking the first left turn into Moore Road. At the top of Moore Road at the T junction turn left into Station Road, continue towards the traffic lights and just before turn right sign posted Melville & Springvale. Upon entering the housing estate, take the first left and nearly at the end of the cul-de-sac the property can be found on the right hand side No. 21.

Description

21 Springvale is a well presented semi-detached three bedroom house with private driveway and parking for at least 2 cars. The property offers flexible open plan living accommodation with large garden and separate office including utility area, wc and office space. There is also a spacious outbuilding/workshop with power and light, further metal storage shed, arbour and greenhouse.

Location

Springvale is situated in a mature residential area on the edge of the village. 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 Academy 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 approximate) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provides outdoor rural leisure pursuits.

ACCOMMODATION

Porch

Upvc Porch with glazed door and windows to sides, front door to:

Entrance Dining Hall

Windows to front and side, stairs to first floor with open pantry cupboard under, tiled floor with feature centre mosaic tiling, thermostat controller, central ceiling lights and wall lights, opening to utility area, doors to sitting room and kitchen.



Open Plan Kitchen Sitting Room



Sitting Room

Stone fireplace (boarded up NOT TO BE USED) and hearth, tiled floor, central ceiling lights and speaker shelves with wiring to corners, window to front. Opening to Kitchen

Kitchen

Wall and base units with work top over, 1&1/2 bowl stainless steel sink with single drainer, window to garden above, spaces for dishwasher and under counter fridge, integrated Hotpoint electric hob with extractor fan over and light, Neff double oven in tower unit, tiled floor with mosaic features, opening to utility area.

Utility

Display wall units and base unit with worktop over and stainless steel sink with single drainer, space for washing machine under, tiled floor, window to rear, door to rear lobby

Rear Lobby

Tiled floor, coat hooks, boot storage and seat, doors to garden and cloakroom.

Cloakroom

WC, wash hand basin, frosted window.

FIRST FLOOR

Landing

Carpet, radiator, windows to rear.

Bedroom 1

Window to front, radiator, carpet, range of built-in cupboards, one central with shelf over, full height cupboard with hanging rail and curtain to front, further cupboard with slatted shelving.



Bedroom 2

Window to rear, carpet

Bathroom

Panelled bath with electric shower over, further shower with mixer tap, shower curtain, tiled surround, pedestal wash hand basin, wc, shaving point, frosted window, vinyl floor.



Bedroom 3

Wooden floor boards, range of built-in cupboards, one central with shelf above, radiator, window to front.



OUTSIDE

Front of the property

To the front of the property there is a private driveway with parking for at least 2 cars, garden laid to lawn with mature beds, trees and shrubs, at the end of the driveway there is a wrought iron pedestrian gate to rear garden, door to office:

Office

Detached timber clad office building with electricity and water, entrance lobby with doors to office, wc and utility: Office with carpet floor, windows with blinds to garden. WC with wash hand basin, vinyl floor, frosted window. Utility with work top and stainless steel sink with mixer tap and water heater below, window, door to driveway.



Workshop/Outbuilding

Timber outbuilding at the end of the garden with power and light, open rafters, work bench, windows, security padlocked. (LOCKED FENCED AREA TO SIDE WITH STRICTLY NO ADMITTANCE).



Garden

Patio area to the rear of the house bordered by stone walls with planters leading to good sized garden laid to lawn with established shrub borders and mature trees, individual paving slab path leads to the timber outbuilding at the bottom of the garden. There is also a Greenhouse, Arbour and metal garden shed with double doors.



Local Authority & Council Tax

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

Council Tax Band C - rate payable for 2022-23: £1755.84

Section 157 Restrictive Covenant Housing Act 1985

21 Springvale was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase 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 immediately prior to the rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

EPC

EPC Rating E

Services

Mains electricity, gas and water. Gas central heating. Telephone connection is subject to the British Telecom regulations.

Rent

£1295 exclusive of council tax, electricity, gas, water and telephone.

Holding Deposit

A holding deposit of one week's rent £298 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

A security deposit of 5 weeks' rent £1494 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with Tenancy Deposit Scheme Services into a Client Monies Account with Lloyds Bank at Moreton-in-Marsh and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlords Agents of proof of payment of all final service accounts, Council Tax charges etc. The Agents reserve the right to deduct these from charges in respect of outstanding accounts, dilapidations etc if any.

Restrictions

1. No smokers
2. A pet by arrangement
3. Children by arrangement

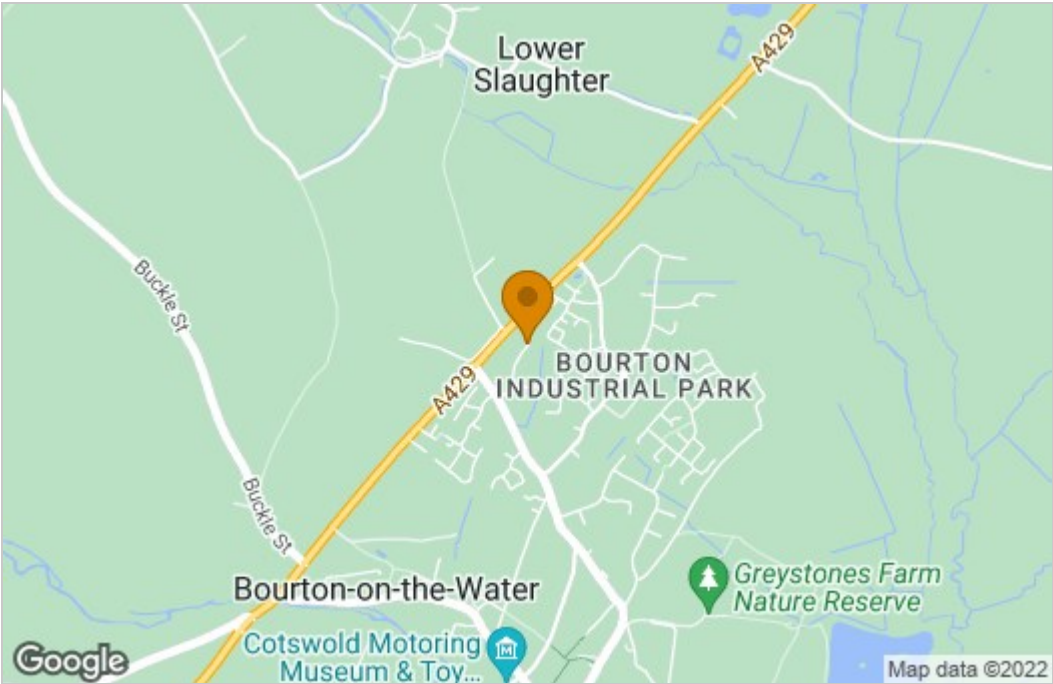
Agent's Notes

Taylor & Fletcher will be managing this property.

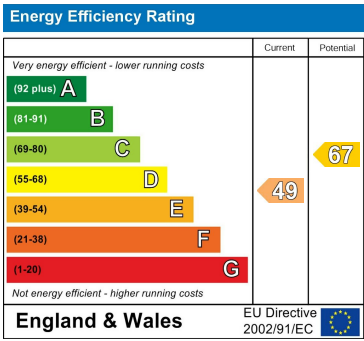
- 1) To the rear of the garden is a fenced off area containing a shed with an asbestos roof. Strictly no admittance to this area.
- 2) Access for private gardener needs to be given including use of electricity and shed for storage of garden equipment.
- 3) Some items stored in the workshop belong to the landlord.

Floor Plan

Area Map



Energy Efficiency Graph



Important Information

Deposit Required: £1,494
Not specified

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 firms employment has the authority to make or give any representation or warranty in respect of the property.