



34 Swallow Road, Bourton-on-the-Water GL54 2RW

**£1,495 PCM**

An immaculate 3 bedroom home with garden and garage in Bourton on the Water.  
To Let unfurnished, except for some white goods, for 12 months and possibly longer.

Available February 2026

**Deposit £1,725**

## DIRECTIONS

From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left onto Bourton Link then take the first right onto Kingfisher Way then right again into Swallow Road, where the property will be found on the right hand side.

## DESCRIPTION

A semi-detached three bedroom house with well-proportioned accommodation, comprising Hall, Sitting Room, Kitchen/Dining Room, Utility area, Downstairs WC, first floor Master Bedroom with En Suite Shower Room, Family Bathroom, Double Bedroom and Single Bedroom. To the rear of the property is a garden with patio and rear gate to Parking and a Single Garage. No. 34 is situated within a new development just 15 minutes' walk from the Co-op supermarket, the Cotswold School and the centre of this popular village.

### Entrance

Paved path to entrance porch with outside light. Composite front door with glazed insert through to

### Entrance Hall

With Karndean flooring. Fusebox. Carpeted stairs rise to first floor.

Painted door to



### Sitting Room

With wide double-glazed casement window to front elevation with Venetian wood-effect blind. Understairs cupboard. Carpeted floor.

Painted door to

### Kitchen / Dining Room

With Karndean flooring. Comprehensive range of grey gloss

wall and base units. Light wood-effect work surfaces, chrome sockets, Bosch ceramic hob with glass splashback behind and Bosch brushed steel extractor hood over. Base unit with slide-out cutlery drawer and plate/pan drawers. Carron Phoenix 1½ bowl sink and drainer with swan-neck mixer tap. Downlighters. LED strip lighting under wall cabinets. Integrated Bosch dishwasher, Bosch oven with units above and below. Built-in Bosch fridge and separate built-in Bosch freezer. Double French doors with glazed side panels out to garden.



### Utility Area off Kitchen

With space and plumbing for washing machine. Wall cupboard housing gas-fired boiler. Further small base unit and wall unit. Continuation of Karndean flooring.

Painted door to

### Downstairs WC

With wall-mounted wash hand basin with tiled splashback and low-level WC. Continuation of Karndean flooring.

From the Hall, stairs with painted spindles and wooden handrail and balustrade rise to the

### First Floor Landing

Carpeted.

Painted door to

### Master Bedroom

Double bedroom with double-glazed window to rear elevation with Venetian wood-effect blind. Carpet. Wardrobe with double sliding mirrored doors.

Painted door to



### En Suite Shower Room

With Karndean flooring. Wide glazed shower unit, low-level WC, wall-mounted wash hand basin, tiled walls, towel radiator, inset mirror, shaver point, downlighters.

From the Landing, painted door to

### Bedroom Two

Carpeted. With window to front elevation and Venetian wood-effect blind.

From the Landing, painted door to

### Bedroom Three

Carpeted. With window to front elevation and Venetian wood-effect blind. Storage cupboard over stairs.

From the Landing, painted door to

### Bathroom

With Karndean flooring, downlighters, white bathroom suite comprising low-level WC, wall-mounted wash hand basin with chrome mixer tap, bath with shower over, glass shower screen, tiled walls. Heated towel radiator. Shaver point. Wide built-in mirror.



## OUTSIDE

The property is approached via a paved path with low-maintenance frontage with shrubs and painted railings. There is also a gated access to the side of the property leading to the rear garden. To the rear of the property is a fully-enclosed garden with lawn and paved patio. Outside tap. Water butt. A path leads to a rear gate giving access to a parking space and a garage block with single garage (no electric).

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Broadband may be available. For an indication of specific speeds and supply coverage we recommend Ofcom Checker

## RENT

£1,495 per calendar month which excludes electricity, water, gas, council tax and telephone charges.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

## COUNCIL TAX

Council Tax Band D Rate payable for 2025 - 2026: £2,283.14

## RESTRICTIONS

No smokers and no pets. Children strictly by arrangement.

## HOLDING DEPOSIT

A holding deposit of one week's rent £345 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) 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

## SECURITY DEPOSIT

A security deposit of 5 weeks' rent £1,725 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

## EPC RATING

This property has an EPC rating of B

## AGENT'S NOTES

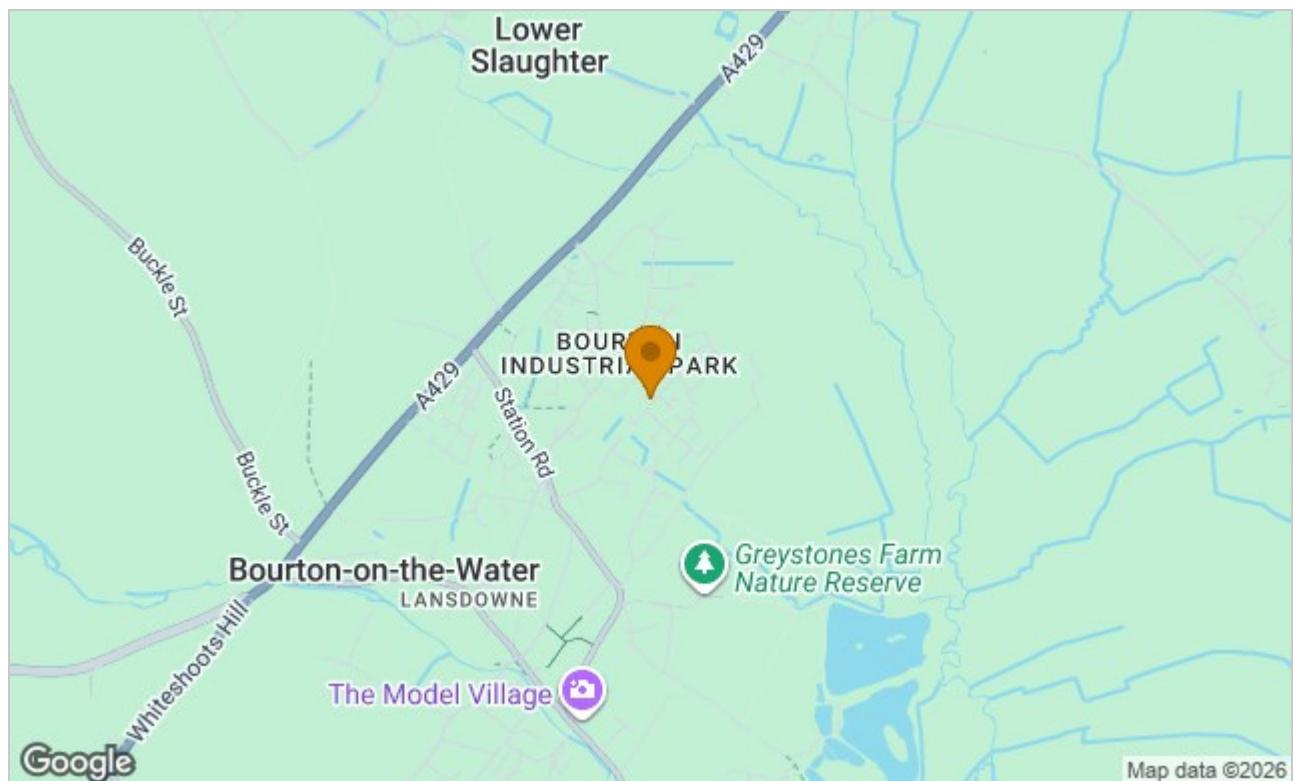
Please note that Tayler & Fletcher will be managing this property.

Floor plan courtesy of Bloor Homes.

## Floor Plan



## Area Map



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.