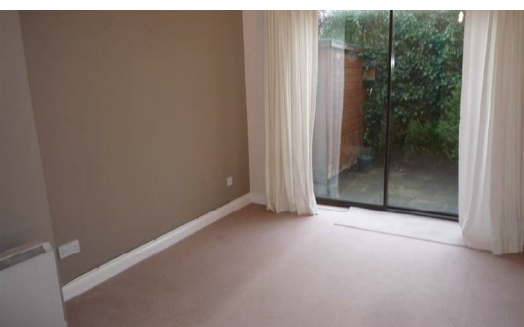


established 200 years

Tayler & Fletcher



3 The Courtyard, Station Road, Bourton-on-the-Water GL54 2ER

£725 PCM

A One Bedroom Ground Floor Flat with Garden and Parking situated within walking distance of the village centre.

To Let for 12 months possibly longer.

AVAILABLE MID SEPTEMBER

Deposit £836

taylorandfletcher.co.uk

DIRECTIONS

From the High Street head up Moore Road. At the T-junction turn left and continue past the school. The Courtyard can be found on the right hand side. Number 3 is through the archway on the right hand side.

LOCATION

3 The Courtyard is situated towards the outskirts of the village but within easy walking distance of the heart of the village and local amenities. Bourton-on-the-Water offers a good range of shops, hostelrys and facilities, including two supermarkets.



3 The Courtyard

Is a good sized ground floor flat with parking and a private garden and has the benefit of electric heating.

Entrance Hall

With airing cupboard.

Sitting Room

About 14'2" x 9'6" with patio doors to garden.



Kitchen

About 7'10" x 6'5" having a range of wall and base units with stainless sink unit. Beko cooker, space for fridge and space for washing machine.



Bathroom

With WC, pedestal wash hand basin, fitted bath with electric shower over.

Bedroom

About 6'6" x 6'1" with pedestal wash hand basin, panelled bath with shower over, WC and part tiled walls.

OUTSIDE

The rear garden is fully enclosed with a shed (?), and is low maintenance being laid to patio. Parking for one vehicle is to the front of the property.



SERVICES

Mains electricity, water and drainage are connected to the property. 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.

RESTRICTIONS

Suitable for single person.

RENT

£725 per calendar month excluding electric, water, council tax and telephone charges.

HOLDING DEPOSIT

A holding deposit of one week's rent (£167) 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).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £836 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.

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Cirencester
Tel: 01285 623000
Council Tax Band
Tax payable 2025-2026 £1,775.77

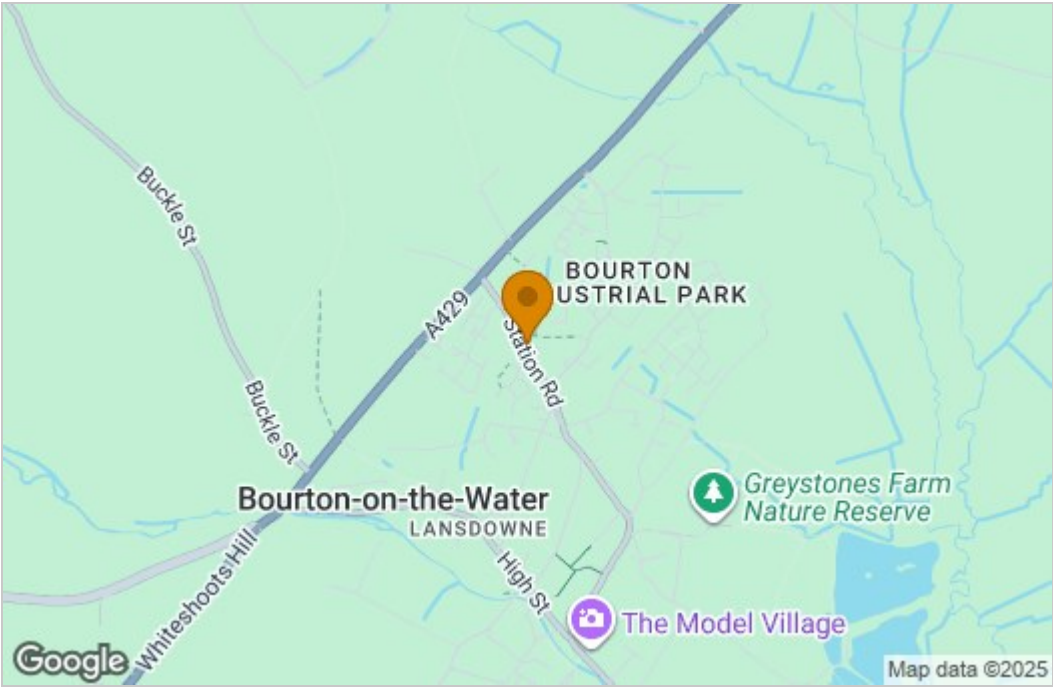
AGENTS' NOTE

The property will be managed by Tayler & Fletcher.

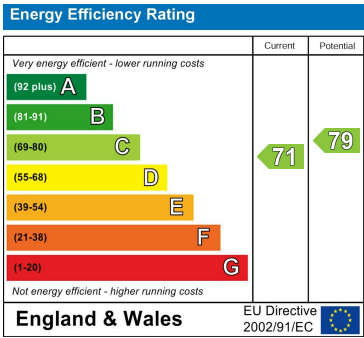
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plan

Area Map



Energy Efficiency Graph



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.