



**3 April Rise, Bourton-on-the-Water GL54 2EN**

**£650 PCM Deposit £750**

*A one Bedroom Ground Floor Flat within walking distance of the village centre with parking.*

*To Let for 12 months possibly longer.*

## LOCATION

Bourton-on-the-Water is one of the larger of the 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, and has the benefit of excellent shopping facilities, varied social and sporting activities, good educational facilities and regular bus services. It is 4 miles from Stow-on-the-Wold, 8 miles from Kingham Station (Paddington about 80 minutes), 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

## THE PROPERTY

3 April Rise is a good sized ground floor one bedroom apartment, located centrally within the village. The property, which has the benefit of double glazing throughout is as follows:

## DIRECTIONS

From the Tayler and Fletcher office in Bourton-on-the-Water, proceed left along the high street to the junction with Station Road. Turn left onto Station Road and on reaching the petrol station turn left into the car park just beyond. The property can be found to the back of the car park on the right hand side.

## Kitchen Area

With range of new wall and base units, single sink drainer unit, cooker and two electric panel heaters.

## Living Area

Double glazed window and electric panel heater.

## Double Bedroom

With night storage heater and airing cupboard housing hot water tank.

## Shower Room

With shower unit and curtain, WC and sink.

## OUTSIDE

Parking for one vehicle.

## SERVICES

Electricity, mains water and drainage are connected. Telephone subject to BT transfer regulations.

## RESTRICTIONS

Regrettably no smokers

Not suitable for children or pets.

## LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester

Tel: 01285 623000

Council Tax Band A payable for 2023-24: £1,380.73

## RENT

£650 per calendar month excluding Council Tax, Electricity, telephone charges and water.

## SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £750 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.

## HOLDING DEPOSIT

A holding deposit of one week's rent £150 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).

## EPC RATING

EPC rating C

## AGENTS NOTES

The property is Managed by Tayler & Fletcher.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B		75	80
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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