

established 200 years

Tayler & Fletcher



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

£545 PCM

A One Bedroom Ground Floor Studio Apartment situated a short walk from the village centre with one allocated parking space.

To Let unfurnished with some white goods.

AVAILABLE NOW

Deposit £628

taylerandfletcher.co.uk

BOURTON ON THE WATER

Is one of the larger North Cotswold villages, with many family attractions and has the benefit of excellent shopping facilities, various places of worship, varied social and sporting activities, good educational facilities and regular bus services. It is some 4 miles from Stow-on-the-Wold, 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

FLAT 1 FARMERS

Is a Ground Floor Studio Apartment, being one of six apartments within one property. Farmers is situated in the Lansdowne area of Bourton-on-the-Water and is within easy walking distance of the village centre. This studio apartment would suit a single occupant. There is one allocated parking space (marked A).

The accommodation comprises an external door to a small hallway with access to both studio apartments, No. 1 Farmers and No. 2 Farmers. Lockable apartment door with letterbox through to:

Living Room/Bedroom

Exposed stone wall, double aspect windows and two night storage heaters (one new).

Kitchen Area

A range of wall and base units with worktop over, stainless steel sink, breakfast bar, fridge, space and plumbing for washing machine, new Beko electric cooker, microwave.

Off the Living Room/Bedroom is a

Shower Room

Shower cubicle with electric shower, extractor fan, pedestal wash hand basin and wc.

Parking

One allocated parking space 'A'

Rent

£545 per calendar month which excludes electricity, water, council tax and telephone charges.

Restrictions

Studio apartment not suitable for children or pets.
Suitable for one person.

Services

Mains water, drainage and electricity are connected to the property. Telephone connection is subject to British Telecom regulations. Broadband installation type available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Council Tax

Cotswold District Council, Trinity Road, Cirencester, Glos.

Tel: 01285 623000.

Council Tax Band A

Council Tax Payable 2026-27 £1605.23

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, 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

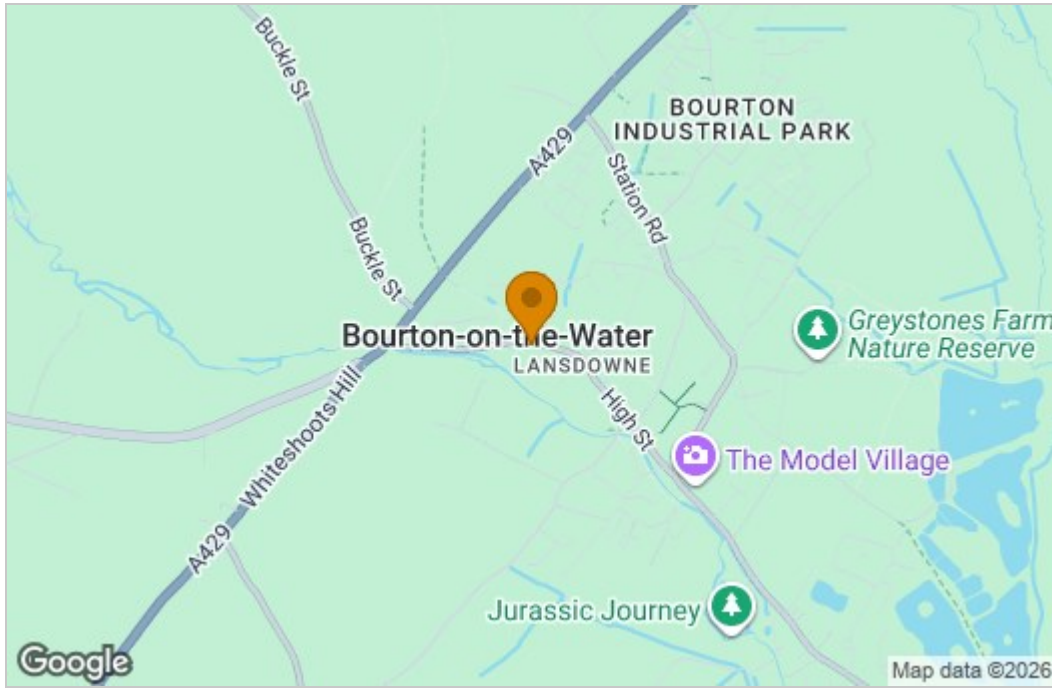
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £628 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

Agent's Note

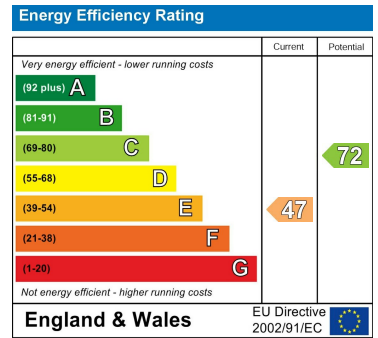
Taylor & Fletcher will be managing this property.

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

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