



HUNTERS[®]
HERE TO GET *you* THERE

France Lynch, Stroud | £1,200 Per Month
Call us today on 01453 764912



Energy rating and score

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to offer this 1 bedroom detached cottage located in the ever so popular France Lynch. The property comprises of an kitchen/dining and lounge to the ground floor and 1 bedroom with dressing area and a bathroom to the first floor. The cottage also benefits from 1 parking space, courtyard garden and beautiful views.

KITCHEN/DINING/LIVING ROOM

Stable door entrance door.

KITCHEN/DINING AREA

12'11" x 10'8"

Wall, floor & drawer kitchen units, wooden work surfaces, stainless steel drainer sink with mixer tap, built in oven & gas hob, space for fridge, space for washing machine, double glazed window to front, double glazed window & door to garden, underfloor heating and space for table & chairs.

LIVING AREA

13'11" x 12'11"

Double glazed window to front, window seat, wooden flooring, underfloor heating, feature log burner, stairs to first floor and storage cupboard.

FIRST FLOOR

BEDROOM

23'10" max x 12'11"

Double glazed window to front & side with views, skylights, shutters, wooden

flooring, underfloor heating, exposed beams and TV point.

SHOWER ROOM

Low level WC, vanity sink, shower cubicle, shower off mains, double glazed windows to front with shutters, skylight, underfloor heating, heated towel rail, extractor fan, exposed beam and built-in storage.

EXTERIOR

The property has a sweat courtyard garden with great views across the valley. There is gated side access.

OFF-STREET PARKING

1 Parking space in front of the cottage.

COUNCIL TAX BAND

The council tax is C.

TENANCY INFORMATION

The property is unfurnished and available from 21st Oct 2024 - 12 months minimum tenancy. Pets Considered.

Refundable Holding Fee: £276

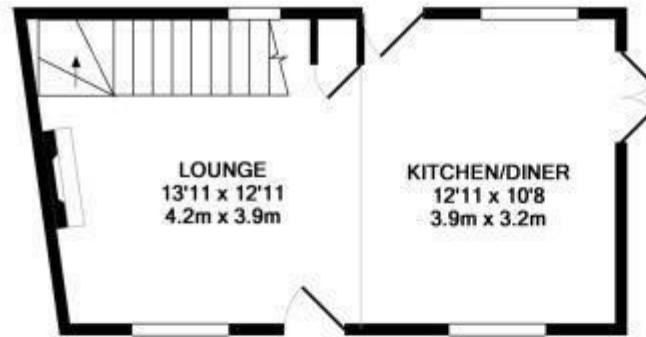
Deposit: £1384

INTERESTED?

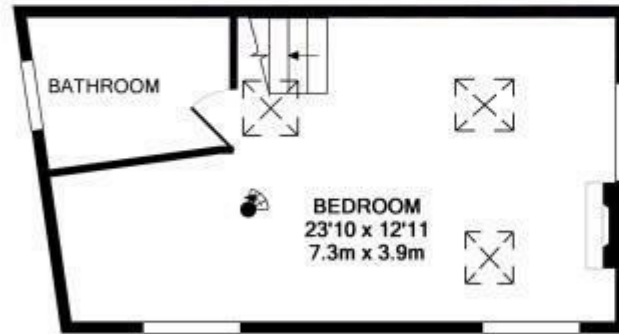
If you are Interested in putting in an application following your viewing, please email stroud@hunters.com with some background information on who would be moving in, employment status, annual income, timescales, length of tenancy and any further information you feel is relevant to the landlord/your application. We will be forwarding your email onto the landlord to see if they are happy to accept you as a tenant subject to references.

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)



MEZZANINE
APPROX. FLOOR
AREA 76 SQ.FT.
(7.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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