



PROPERTY AVAILABLE TO LET  
5 Bedroom Semi-Detached Cottage  
The Street, Coaley, Dursley, GL11

Asking Price £2,200 per calendar month  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



VILLAGE SETTING | FOUR DOUBLE BEDROOMS PLUS ONE SINGLE BEDROOM/STUDY | RECENTLY REFURBISHED

BEAUTIFULLY FITTED KITCHEN | FEATURE FIREPLACE | SPACIOUS AND CHARACTERFUL ACCOMMODATION

EPC RATING: D | GAS CENTRAL HEATING | COTTAGE GARDEN | ELECTRIC VEHICLE CHARGING

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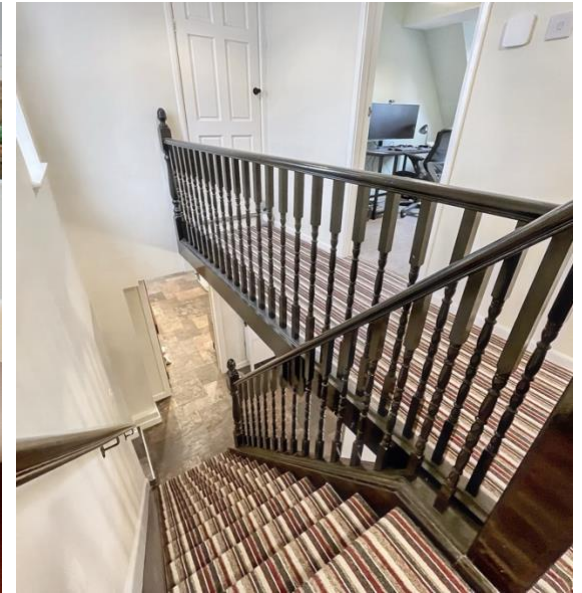
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## The Street, Coaley, Dursley, GL11

This truly spectacular home offers spacious and light accommodation. An inviting hallway greets you with characterful beams, providing storage space for coats and shoes and a beautiful staircase leading to the first floor.

Ground floor accommodation includes a fantastic open plan kitchen/breakfast and dining room with a Rangemaster, a stunning range of wall and base units, as well as a feature fireplace. There's also a great sized lounge, an additional bedroom that could be purposed as a second reception room, conservatory and a shower room with utility area.

The first floor offers three double bedrooms and a single which is currently used as an office. The family bathroom is complete with a roll top bath and separate corner shower.

Outside showcases a gorgeous cottage garden with secluded spaces and seating areas as well as parking for two/three cars and an electric car charging point for convenience.

This family home is situated in the heart of the village of Coaley overlooking the church opposite and a stones' throw away from the village Primary School.

This property really must be seen to be truly appreciated.

Council Tax Band: **C (£1,942.48)** EPC Rating: **D**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 8Mbps\*, Superfast up to 80Mbps\***

Phone Network: **EE, Three, o2, Vodafone (Some limited coverage)\***

\*Information obtained from Ofcom Website, June 2024.

Holding Deposit: **£507.69 (equivalent to 1 weeks' rent)**

Security Deposit: **£2,538.46 (equivalent to 5 weeks' rent)**

Available: **1<sup>st</sup> August 2024, earlier/later may be possible.**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk) for further info.



### IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Landlord does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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