



PROPERTY AVAILABLE TO LET  
**3 Bedroom End-Terraced House**  
Starling Court, Stonehouse, GL10

Asking Price £1,225 per calendar month  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)





## Starling Court, Stonehouse, GL10

Well positioned in a desirable residential area with close proximity to Stonehouse town centre and all the amenities that Stonehouse has to offer, this three-bedroom end of terraced home provides modern and spacious accommodation for family living and includes a garden for outside entertaining as well as parking for your convenience.

Unfurnished accommodation comprises entrance hall, living room, a modern kitchen with fitted wall and base units, three bedrooms and family bathroom.

Outside boasts ample off-road parking via driveway and lawned garden to front and a low maintenance garden to rear.

Additional benefits include Gas Central Heating and Double Glazing.

Ideal for families and commuters alike with transport links easily accessible, including close proximity to the M5 motorway as well as being within easy reach of Stonehouse train station.

THREE BEDROOMS | END-TERRACED HOUSE | UNFURNISHED ACCOMMODATION | MODERN FAMILY HOME

FAMILY BATHROOM | DOUBLE GLAZED WINDOWS | FRONT & REAR GARDENS

EPC RATING: D | GAS CENTRAL HEATING | PARKING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			81
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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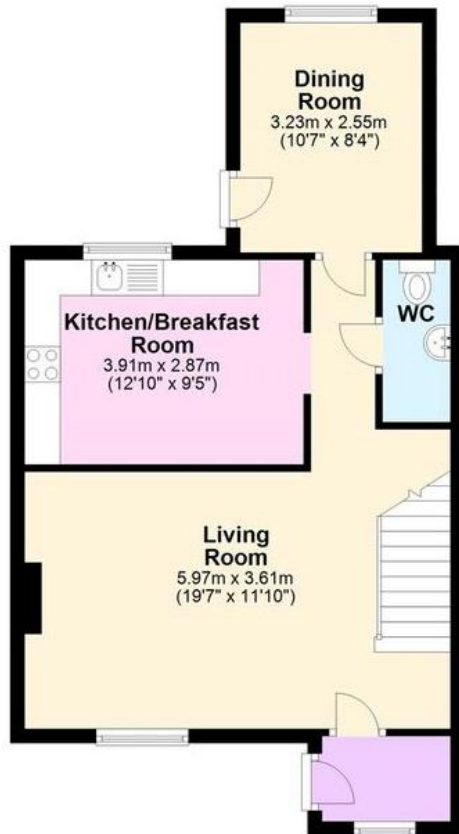
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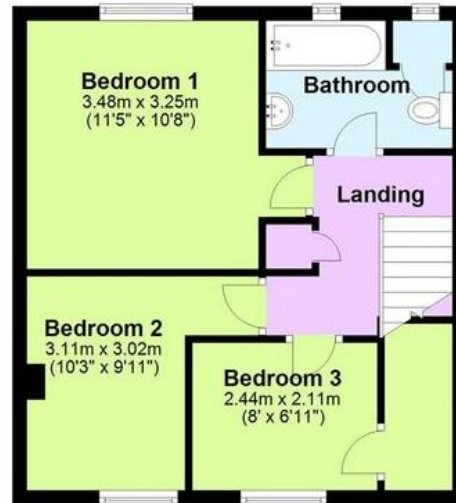
## Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



**Floor plans are provided for illustrative purposes only. All measurements, walls, doors, fittings and appliances, their sizes and locations are shown approximately only.**

Council Tax Band: **B (£1,796.98)** EPC Rating: **D**

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

Broadband: **Standard up to 10Mbps\*, Superfast up to 36Mbps\***

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

\*Information obtained from Ofcom Website, August 2024.

Holding Deposit: **£282.69 (equivalent to 1 weeks' rent)**

Security Deposit: **£1,413.46 (equivalent to 5 weeks' rent)**

Available: **11<sup>th</sup> September 2024, 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.

### A little about the surrounding area...

Stonehouse is fast becoming a very popular place to live and has experienced considerable growth, remaining a wonderful friendly place to live, with a strong community spirit. As the wide range of housing grows, more and more people are experiencing what a convenient spot it is, with a direct railway line to London and a short drive from the M5 motorway links. Stonehouse itself is not short of facilities and offers Dentists, GP surgery, a Co-op as well as a range of playing fields and pubs.

The High Street has a range of independent shops, restaurants and cafes. This small town has its own Primary School, Secondary Schooling can be found in nearby Stroud including Grammar Schools and Wycliffe College, a private school with boarding facilities is also located in the town. There are also a beautiful range of country walks to enjoy for outdoor enthusiasts and keen walkers, Stroud offers stunning countryside scenery and views as well as the Stroudwater Canal running through the town.

rightmove

ZOOPLA

PrimeLocation.com

PRS Property Redress Scheme

UK ALA THE UK ASSOCIATION OF LETTING AGENTS  
CMP CERTIFIED UKALA TOTAL LOSS CMP

#### 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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