

Rambler House Woodend Lane, Hill,  
GL13 9EB

£1,500 PCM



Charming semi detached character cottage situated in idyllic rural setting. Ground floor accommodation comprises of living room with woodburner, dining room, kitchen with oven/hob, utility room, study and wc. On the first floor are three bedrooms and bathroom with shower over bath. The property benefits from good sized gardens, driveway with off street parking and attractive views over the surrounding countryside. Deposit: £1730.00. Council Tax Band D. Energy Rating E.

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# Rambler House Woodend Lane, Hill, GL13 9EB

## Situation

This newly redecorated semi detached character cottage is situated in the village of Hill and is surrounded by open countryside. It is located approximately four miles from both Thornbury and Berkeley town centres which offer a range of amenities and services. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### Living Room 3.41m x 6.10m (extending to 6.46m) (11'2" x 20'0" (extending to 21'2"))

Carpeted flooring, woodburner, two single glazed windows with window seats, night storage heater, timber front door.

### Dining Room 3.85m x 2.82m (12'7" x 9'3")

Carpeted flooring, decorative fireplace, two single glazed windows, night storage heater.

### Kitchen 4.82m x 2.10m (15'9" x 6'10")

Range of wall and base units, electric oven and hob, plumbing for dishwasher, tiled flooring, two double glazed windows.

## Utility Room

Worktop, plumbing for washing machine, single glazed window, tiled flooring.

## Downstairs WC

Wash basin, wc, single glazed window and tiled flooring.

### Study Area 2.60m x 1.86m (8'6" x 6'1")

Carpeted flooring, single glazed window, understair cupboard stairs to first floor.

## Stairs to First Floor Landing

Carpeted flooring, store cupboard and airing cupboard.

### Bedroom One 3.43m x 3.10m (extending to 3.48m) (11'3" x 10'2" (extending to 11'5"))

Carpeted flooring, single glazed window, electric night storage heater.

### Bedroom Two 3.36m x 2.85m (11'0" x 9'4")

Carpeted flooring, double glazed window, electric night storage heater.

## Bathroom

White suite comprising of wash basin, wc, bath with shower over, storage cupboard, single glazed window, heater, tiled flooring.

### Bedroom Three 2.86m x 2.50m (9'4" x 8'2")

Carpeted flooring, single glazed window, electric night storage heater.

## Externally

Enclosed rear garden backing onto open fields with lawn, patio area, two outhouses, greenhouse and vegetable patch. Off street parking for several cars at the side of the property.

## Agents Note

Available Date: 25th May 2024

Minimum Tenancy Length: 12 months

Deposit: £1730.00

Council Tax Band: D

Energy Rating: E

Unfurnished

Utilities: Mains Electric and Water connected.

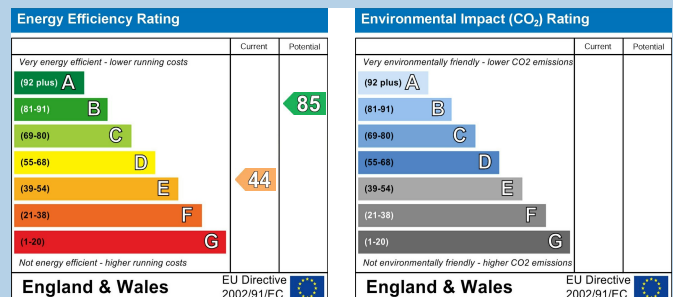
Septic tank on site

Standard Meter for Electric

Electric Night Storage Heating

Broadband: Fibre to Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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