

April Cottage The Street, Dursley,
GL11 5EG

£1,800 PCM



Charming semi-detached cottage in sought after rural location. Overlooking fields to the rear and ample parking to the front. Accommodation comprising of entrance hall, living room, dining room, kitchen/breakfast room, study, downstairs WC. Stairs to the first floor, master bedroom with ensuite, three further bedrooms, family bathroom. Externally benefitting from an enclosed rear garden and side access. Oil Central Heating. Energy rating C, Council Tax Band D. Must be seen to be fully appreciated!

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



April Cottage The Street, Dursley, GL11 5EG

Situation

April Cottage is situated in the centre of the popular village of Coaley. The village has a pub, community shop, village hall, church and primary school. Within a few minutes drive can be found the village of Cam which has a Tesco supermarket along with a range of local retailers. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Coaley is well located for access to the A38 and the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Within a few minutes drive there is a 'park and ride' railway station in Box Road with onward connections to the National Rail Network. The village is surrounded by open countryside and is at the base of the Cotswold Escarpment which provides a range of country walks and bridleways.

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).

Entrance Porch

Matting to floor, double glazed front door.

Entrance Hall

Wood effect flooring, radiator.

Living Room 6.85m x 3.97m (22'5" x 13'0")

Carpeted flooring, two radiators, double glazed window, double doors to dining room.

Dining Room 4.51m x 3.18m (14'9" x 10'5")

Carpeted flooring, radiator, double glazed window.

Kitchen/Breakfast Room 6.39m x 3.84m (narrowing to 2.09m) (20'11" x 12'7" (narrowing to 6'10"))

Range of wall and base units, tiled flooring, double oven, electric hob, integrated fridge/freezer, plumbing for appliances, double glazed window, Velux skylight, double glazed door to rear garden. two radiators, airing cupboard with oil boiler.

Study 2.47m x 2.03m (8'1" x 6'7")

Wood effect flooring, radiator, double glazed window.

Downstairs WC

Wash basin, WC, Wood effect flooring, radiator, double glazed window.

Stairs to First Floor Landing

Carpeted flooring, airing cupboard with radiator.

Bedroom One 3.31m x 2.84m (10'10" x 9'3")

Carpeted flooring, radiator, double glazed window.

Ensuite Shower

White suite comprising of wash basin, wc, shower cubicle, vinyl flooring, double glazed window.

Bedroom Two 2.98m x 3.20m (extending to 3.97m) (9'9" x 10'5" (extending to 13'0"))

Carpeted flooring, radiator, double glazed window.

Bedroom Three 2.20m x 3.20m (extending to 3.96m) (7'2" x 10'5" (extending to 12'11"))

Carpeted flooring, radiator, double glazed window.

Bedroom Four 2.32m x 2.86m (extending to 3.80m) (7'7" x 9'4" (extending to 12'5"))

Carpeted flooring, radiator, double glazed window.

Bathroom

White suite comprising of wash basin, WC, bath with shower over, tiled flooring, radiator.

Externally

Garden laid to lawn with patio, overlooking fields to the rear, two sheds. Ample driveway parking.

Agents Note

Available Date: 1st June 2024

Minimum Tenancy Length: 12 months

Deposit: £2076

Council Tax Band: D

Energy Rating: C

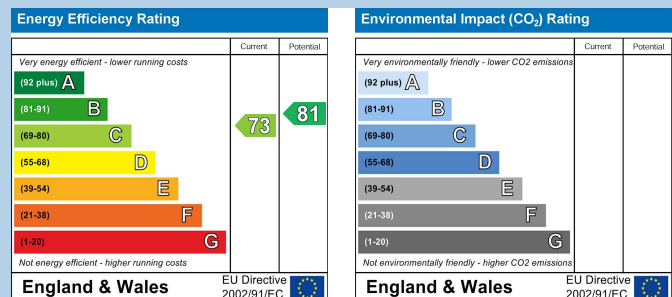
Unfurnished

Utilities: Mains Electric, Water and Sewerage are connected. Oil fired central heating.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.gov.uk for more information



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.