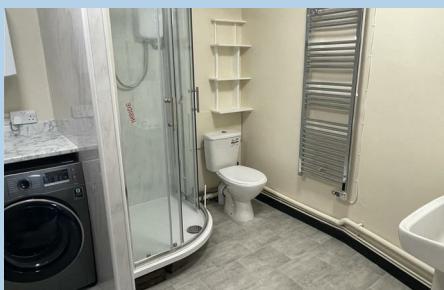


Flat 2, 13 Woodmancote, Dursley,
GL11 4AF

£695 PCM



Recently refurbished first floor apartment within walking distance of town centre. Accommodation comprises of entrance hall, double bedroom, kitchen/lounge/diner with electric oven and shower room with adjoining utility area. Further benefits include communal garden and electric heating. Deposit: £800.00. Council Tax Band A. Energy Rating E.

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propertymark

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Situation

The apartment is one of five flats which is situated in this converted town house in Woodmancote, which is a popular older part of the town set on the A4135 within walking distance of Dursley town centre. The town has a range of facilities including Sainsbury's supermarket, numerous independent retailers, swimming pool and library, public houses and restaurants. The town is also well placed for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station in the adjoining village of Cam with regular services to Bristol, Bath and Gloucester.

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 Hall

Carpeted flooring, access to bedroom and living room.

Kitchen/Lounge/Diner 4.81m x 3.63m (15'9" x 11'10")

Range of base units, stainless steel single drainer sink unit, single electric cooker, carpeted flooring to lounge area and vinyl to kitchen floor, window to front, electric wall mounted heater.

Bedroom 3.55m x 2.29m (11'7" x 7'6")

Carpeted flooring, electric wall mounted heater and window to front.

Shower Room/Utility

Modern suite with shower cubicle, wash basin, and wc, adjoining utility area with range of wall and base units, stainless steel sink, plumbing for washing machine and space for tumble dryer, vinyl flooring and heated towel rail.

Externally

Communal gardens to rear for use by all residents, no allocated parking, walking distance to town centre.

Agents Note

Available Date: 26th August 2024

Minimum Tenancy Length: 12 Months

Deposit: £800.00

Council Tax Band: A

Energy Rating: E

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meter for Electric, no water meter

Broadband: ADSL (Asymmetric Digital Subscriber Line)

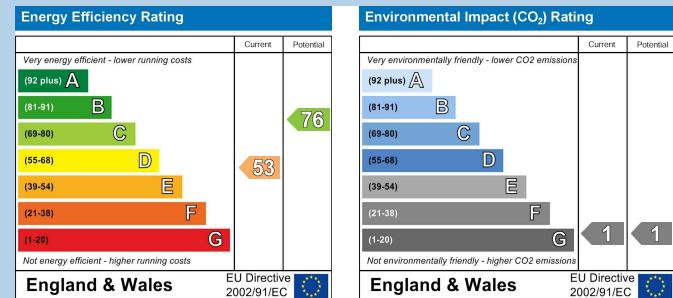
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Lettings Signature

I/We confirm that the contents of the above particulars are correct.

Signed:

Date:



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.