

Windrush Tait's Hill, Stinchcombe,  
GL11 6PR

£2,150 PCM



Spacious detached five bed family home with accommodation over three floors. Lower ground floor comprising of open plan kitchen/diner, living room and utility room, top floor with four bedrooms, including master with ensuite and family bathroom and further reception and 5th bedroom/office on middle floor as well as integral garage access. Further benefits include two WCs, gas central heating, enclosed garden with patio, garden and views to rear and driveway with parking for several vehicles.

Council Tax Band F. Energy Rating C.

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propertymark

# Windrush Taits Hill, Stinchcombe, GL11 6PR

## Situation

This spacious detached split level family home occupies a pleasant position with scenic views to fields at the rear. The property is within walking distance of a local parade of shops, which include convenience store, award winning butchers and hairdressers. Cam Woodfield Primary School is also within walking distance along with a number of country walks including the beauty spot of Stinchcombe Hill and Leaf and Ground cafe/garden centre. Both Cam and Dursley are within a five minute drive and each offer a range of independent retailers and supermarkets. Dursley also has Rednock comprehensive school, Pulse gym/swimming pool, library and hospital and both centres also have doctors and dentists surgeries. Cam park and ride railway station has regular services to Gloucester and Bristol with onward connections to the national rail 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).

## Entrance Hall

Laminate flooring, radiator, double glazed window and front door stair access to upper and lower floors.

## Reception Room 5.74m x 3.55m (18'9" x 11'7")

Carpeted flooring, radiator and double glazed window.

## Bedroom Five/Office 3.11m x 2.67m (10'2" x 8'9")

Carpeted flooring, radiator and double glazed window.

## Ground Floor WC

White wc, vanity wash basin, radiator, vinyl flooring and double glazed window.

## Integral Garage 6.38m x 2.98m (20'11" x 9'9")

Access from entrance hall and with double glazed windows to rear and timber double doors to front driveway.

## Stairs to Lower Ground Floor Hallway

Timber stairs leading to hallway with laminate flooring and understair storage cupboard.

## Living Room 6.14m x 2.95m (20'1" x 9'8")

Electric fire with surround, carpeted flooring, radiator, double glazed patio doors to garden and access to kitchen diner and lower hall.

## Kitchen/Diner 5.72m x 3.55m (extending to 6.43m) (18'9" x 11'7" (extending to 21'1"))

Range of wall and base units, range style oven with gas hob, plumbing for dishwasher, two radiators, tiled flooring, double glazed windows and doors to rear, interconnecting doors to living room.

## Utility Room 2.23m x 1.73m (7'3" x 5'8")

Gas boiler, plumbing for washing machine, vinyl flooring.

## Lower Ground Floor WC

White wc, vanity wash basin, radiator, vinyl laminate flooring.

## Stairs to Top Floor Landing

Timber staircase leading to top floor landing with carpeted flooring, radiator and double glazed window.

## Master Bedroom 3.67m x 3.57m (12'0" x 11'8")

Carpeted flooring, radiator and double glazed window.

## Ensuite Shower Room

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

## Family Bathroom

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

## Bedroom Two 3.14m x 2.67m (10'3" x 8'9")

Carpeted flooring, radiator and double glazed window.

## Bedroom Three 3.00m x 2.98m (9'10" x 9'9")

Carpeted flooring, radiator and double glazed window.

## Bedroom Four 2.98m x 1.91m (extending to 3.03m) (9'9" x 6'3" (extending to 9'11"))

Carpeted flooring, radiator and double glazed window.

## Externally

Enclosed garden to rear with patio, lawn with views over fields to rear, side steps leading to front driveway with parking for several vehicles.

## Agents Note

Available Date: 14th September

Minimum Tenancy Length: 12 Months

Deposit: £2480.00

Council Tax Band: F

Energy Rating: C

Unfurnished

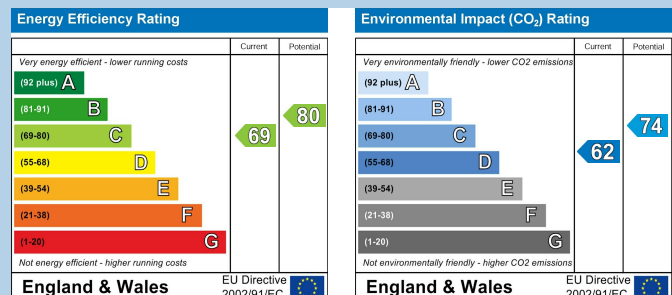
Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Electricity, Gas and Water

Broadband: ADSL (Asymmetric Digital Subscriber Line)

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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