

Combe Cottage The Street,
Stinchcombe,

£1,350 PCM



Delightful semi-detached character cottage in idyllic village location. Accommodation comprises of entrance hall, downstairs wc, kitchen diner with oven, hob, washing machine, dishwasher, fridge and freezer, living room with electric fire, two double bedrooms including master with built in wardrobes and bathroom with shower over bath. The property benefits from off street parking, gas central heating and lawned garden area. Council Tax Band C, Energy Rating D.

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propertymark

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Situation

This charming character cottage is situated in the village of Stinchcombe and is well placed for local services. A wide range of facilities can be found in both Cam and Dursley centres, Cam having Tesco supermarket and a range of local retailers. Dursley town has a wider range of facilities including Sainsbury's supermarket, along with secondary schooling. The property is well placed for leisure facilities including Dursley Rugby Club, Stinchcombe Hill Golf Club, gym and swimming pool. The town benefits from a community hospital and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station in Box Road, Cam with regular services to Gloucester, Cheltenham, Bristol and onward connections to London Paddington.

Directions

If travelling from Dursley, proceed north west out of town on the A4135 Kingshill Road, at the second mini-roundabout turn left onto the B4066 signposted Wotton-under-edge and North Nibley. Continue for approximately three quarters of a mile and take the left hand turning signposted B4060 Stinchcombe. Proceed for a further 500m through the village and the shared driveway for the cottage can be found immediately on the left hand side after the telephone box.

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

Flagstone flooring, glazed front door and inner door to kitchen/diner.

Downstairs WC

Wash basin, wc, gas boiler and tiled flooring.

Kitchen/Diner 5.17m x 3.56m (16'11" x 11'8")

Range of wall and base units with single electric oven, gas hob, dishwasher, washing machine, fridge and freezer, two radiators, flagstone flooring, windows to side and rear with secondary glazing.

Living Room 6.08m x 4.14m (extending to 4.53m) (19'11" x 13'6" (extending to 14'10"))

Carpeted flooring, electric fire, two radiators, window to front and rear with secondary glazing.

Stairs to First Floor Landing

Wooden staircase, two radiators, windows to front with secondary glazing, storage cupboard.

Master Bedroom 4.24m x 3.67m (extending to 3.87m) (13'10" x 12'0" (extending to 12'8"))

Carpeted flooring, built in wardrobes, radiator, decorative fireplace and window to rear with secondary glazing.

Bedroom Two 3.65m x 4.23m (extending to 4.35m) (11'11" x 13'10" (extending to 14'3"))

Carpeted flooring, radiator, window to rear with secondary glazing.

Bathroom

White suite comprising of wash basin, bath with electric shower over, wc, vinyl flooring and window to front with secondary glazing.

Externally

Front garden laid to lawn and maintained by landlord, shared driveway with off street parking for two vehicles.

Agents Note

Available Date: 10th October 2024

Minimum Tenancy Length: 12 months

Deposit: £1557

Council Tax Band: C

Energy Rating: D

Unfurnished

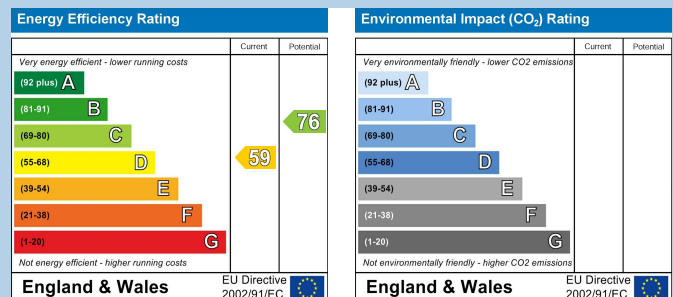
Garden maintenance included in rent

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

Standard gas meter, Electric supply on sub meter, Water is set cost payable directly to LL

Broadband: Fibre to the Cabinet

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



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