

The Annexe, Coltacre Wick Road,
Stinchcombe,

£1,295 PCM



Spacious two bedroom annexe situated in pleasant rural setting. The dwelling adjoins the main house and benefits from its own entrance with accommodation comprising of entrance hall, living room with dual aspect views, kitchen with oven, master double bedroom with ensuite shower, second double bedroom and separate wc. Tenants will have parking, use of garden area and all bills and rates are included within the monthly rent. Energy Rating E.

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Situation

This two bedroom annexe is situated in Stinchcombe village which is within an area designated as one of outstanding natural beauty and a conservation area. The property is close to the historic village church and there are a number of country walks and bridleways within close proximity, including the wooded slopes of Stinchcombe Hill. Although in a semi rural location, the village is within easy reach of shopping facilities in the nearby market towns of Dursley and Wotton-Under-Edge, with a convenience store in nearby Woodfields. Supermarkets including Sainsbury's, Tesco and Lidl are within a 5 minute drive and the centre of Dursley offers a number of independent retailers together with gym, swimming pool and library. Leisure facilities including rugby, cricket and running club are located in the village and golf can be found at Stinchcombe Hill and Cotswold Edge, sailing at Frampton-on-Severn and South Cerney and gliding at Nymphsfield. The Cam and Dursley 'Park and Ride' railway station is situated within a few minutes' drive and has regular services to Gloucester and Bristol and onward connections to the National Rail network. Stinchcombe village is well located for 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).

Entrance Hall

Carpeted flooring, upvc stable style door.

Living Room 3.96m x 3.67m (12'11" x 12'0")

Light and airy living space with wood effect flooring, double glazed windows and views over surrounding countryside (Note - French doors are for emergency use only).

Kitchen 3.56m x 1.66m (11'8" x 5'5")

Galley kitchen with a range of wall and base units, single electric oven, ceramic hob, plumbing for washing machine, stainless steel sink, tiled flooring and double glazed window.

Bedroom One 3.11m x 3.32m (extending to 3.70m) (10'2" x 10'10" (extending to 12'1"))

Double bedroom with carpeted flooring and double glazed window overlooking garden.

Ensuite Shower

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

Bedroom Two 3.94m x 3.29m (extending to 3.65m) (12'11" x 10'9" (extending to 11'11"))

Double bedroom with wood effect flooring and double glazed window overlooking fields.

WC

Cloakroom with wc, wash basin, tiled flooring and double glazed window.

Externally

Tenants will have use of the garden area which is owned and maintained by the landlord. There will be at least one parking space available for tenant use on the driveway.

Agents Note

Available Date: 5th April 2025

Minimum Tenancy Length: 12 Months

Deposit: £1490.00

Council Tax Band: N/A (Rates included in rent)

Energy Rating: E

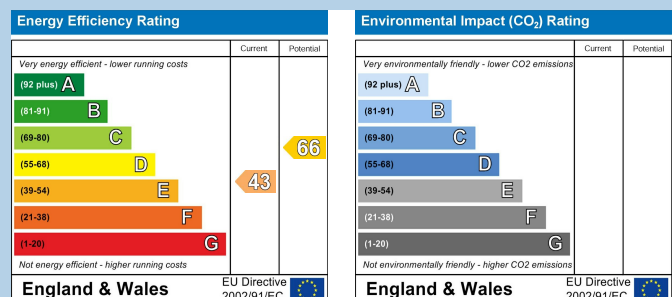
Minimum Annual Income Requirement: £38,850

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected (Bills included in rent)

Broadband: ADSL (Asymmetric Digital Subscriber Line) (Bills included in rent)

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



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