

4 Springhill, Dursley,
GL11 5PF

£1,395 Per Month



Beautifully presented and sympathetically renovated three bedroom character cottage. The accommodation is arranged over three floors with the ground floor comprising a dual aspect modern fitted kitchen breakfast room and living room with wood burner and stairs leading to the first floor which consists of the master bedroom with period feature fireplace and impressive built-in wardrobes, plus a modern bathroom. While the second floor offers two further bedrooms and eaves storage. Outside the property boasts a secluded private garden and off street parking for two cars. The property also benefits gas central heating and double glazing throughout. Council Tax Band B. Energy Rating D.

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Situation

Springhill offers the feeling of semi rural living, with beautiful countryside surrounding the area with local landmarks of Cam Peak and Cam Long Down, plus the Cotswold Way providing opportunities for walking. Within walking distance of Cam village centre, amenities include: Tesco supermarket, post office, café, doctor and dentist surgeries. Cam has a choice of three primary schools, and secondary schooling can be found in the adjoining town of Dursley which has a wider range of facilities including a variety of high street shops and supermarkets, community hospital, swimming pool, gym, sports hall, golf course and library.

For commuters, Cam & Dursley station provides direct rail links to Bristol and Birmingham, while connections to London are available via Stroud and Kemble stations. The M4 and M5 motorways are also within easy reach.

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).

Kitchen / Dining Room 2.06 x 5.00 (6'9" x 16'4")

The light filled kitchen is well equipped with a shaker style range of wall and base units, ceramic one and a half bowl sink and drainer, range electric oven and gas hob with cooker hood over. Space for a dining table, fridge freezer and plumbing for washing machine. Tiled flooring and door leading to side access.

Living Room 3.30 x 5.00 (10'9" x 16'4")

A living room full of character with exposed beams and stone fireplace housing wood burner. Carpeted flooring, window and door to the front.

Stairs to First Floor

Master Bedroom 3.02 x 5.00 (9'10" x 16'4")

Dual aspect double bedroom with period fireplace and substantial built in wardrobes. Carpeted floor coverings and windows to the front and side.

Bathroom

Family bathroom comprising of a contemporary white suite; a low level wc, pedestal sink and shower over bath.

Stairs to Second Floor

Eaves storage

Bedroom Two 2.90 x 5.00 (9'6" x 16'4")

Double Bedroom with restored wooden flooring and window to the side.

Bedroom Three 3.10 x 2.39 (10'2" x 7'10")

Carpeted flooring covering and window to the side.

Externally

The Cottage is accessed through a courtyard with beautiful red brick wall. The delightful garden offers lots of privacy, it is mainly laid to lawn with mature beds for the bees and garden lovers alike. A well positioned patio to soak up the sun. Beyond the garden there is driveway with parking for two vehicles.

Agents Note

Available Date: 1st July

Minimum Tenancy Length: 12 months

Deposit: £1557.00

Council Tax Band:

Energy Rating:

Minimum Annual Income Requirement:

Unfurnished

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

Standard Meters, Smart Meters, Economy 7, Prepayment Meter, Water Meter

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		55			87
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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