

13 Woodmancote, Dursley,
GL11 4AF

£650 PCM



Studio Apartment within walking distance of town centre. Entrance hall, combined bedroom/living area, separate kitchen/breakfast room with fridge, oven and plumbing for washing machine. Bathroom with shower over bath, communal gardens, double glazed windows, electric heating. Council tax band A.

Energy Rating E.

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Situation

This studio apartment is within walking distance of Dursley town centre which offers a range of facilities including: Sainsbury's supermarket, numerous independent retailers, swimming pool and library. Dursley 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 Gloucester and Bristol and onward connections to the National Rail network. The property is situated at the foot of the wooded slopes of Stinchcombe Hill which are within a few minutes walk and provide a range of country walks.

Directions

From Dursley town centre proceed out of the town through Silver Street on the A4135 bearing right at the mini roundabout into Woodmancote and proceed for approximately fifty metres where the property will be found on the left hand side.

Bedroom/Living Area 3.25 (ext to 3.65) x 5.17 (ext to 6.84) (10'8" (ext to 12'0") x 17'0" (ext to 22'5"))

Having double glazed window to rear, night storage heater and carpeted floor.

Kitchen/Breakfast Room 4.17 x 1.94 (13'8" x 6'4")

Having fitted wall and base units with freestanding electric oven and fridge as well as plumbing for washing machine. Breakfast area to one side of the room and windows to side and rear.

Bathroom 2.59 x 1.97 (8'6" x 6'6")

Having bath, low level wc and wash hand basin.

Externally

There is a communal garden for resident tenants to use. There is no parking at the property.

Agents Note

Available Date: 15th December

Minimum Tenancy Length: 12 months

Deposit: £750

Council Tax Band: A

Energy Rating: E

Minimum Annual Income Requirement: £19,500

Unfurnished

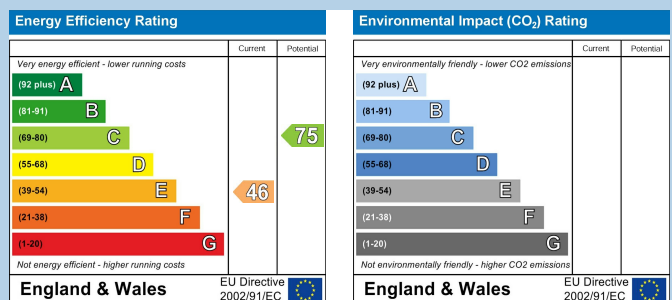
Utilities: Mains Electric, Water and Sewerage are

connected.

Standard Meters

Broadband: None

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



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