

1P Water Lane, Wotton Under Edge,  
GL12 7LG

£1,375 PCM



Modern three bedroom family home in popular location and within short walk of town centre. Accommodation comprising of entrance hall, downstairs wc, living room with bay window and fitted kitchen with dining area and French doors to garden. On the first floor are the master bedroom with ensuite shower, family bathroom and two further bedrooms. Further benefits include enclosed rear garden with shed, parking for two to three cars and gas central heating. Council Tax Band C. Energy Rating B.

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# 1P Water Lane, Wotton Under Edge, GL12 7LG

## Situation

The property occupies a convenient position in Water Lane and is within walking distance of the centre of the popular town of Wotton-under-Edge which is situated on the edge of the Cotswold Escarpment. The town offers numerous facilities including local shops, churches, schools and leisure facilities. Wotton-under-Edge is well placed for commuting to the larger centres of Bristol, Gloucester and Cheltenham via the M5/M4 motorway network with the nearest junction being number 14 at Falfield.

## 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

Double glazed front door and window with under stairs storage cupboard.

## Living Room 5.33m x 3.36m (17'5" x 11'0")

Carpeted flooring, double glazed bay window to the front of the property and two radiators.

## Kitchen/Dining Room 5.60m x 2.86m (18'4" x 9'4")

Including a range of wall and base units with laminated round edged work surfaces over incorporating one and a half bowl single drainer sink unit, gas hob with cooker hood over, built in oven, radiator, plumbing for automatic dishwasher, double glazed window and french doors to rear.

## Downstairs WC

WC, wash basin and radiator.

## Stairs to First Floor Landing

Carpeted flooring.

## Bedroom One 3.53m x 2.76m (11'6" x 9'0")

Carpeted flooring, double glazed window to front and radiator.

## Ensuite Shower

White suite comprising of shower cubicle, WC, wash basin, partially tiled walls and double glazed window to front.

## Bedroom Two 2.91m x 2.79m (9'6" x 9'1")

Carpeted flooring, double glazed window to rear and radiator.

## Bedroom Three 2.91m x 2.71m (9'6" x 8'10")

Carpeted flooring, double glazed window to rear and radiator.

## Bathroom

White suite comprising of bath, radiator, WC, wash basin and partially tiled walls.

## Externally

The property benefits from two allocated parking spaces to the front and further visitor parking. Enclosed rear garden with patio seating area, shed and lawn.

## Agents Note

Available Date: 31st January 2026

Minimum Tenancy Length: 12 months

Deposit: £1586

Council Tax Band: C

Energy Rating: B

Minimum Annual Income Requirement: £41,250

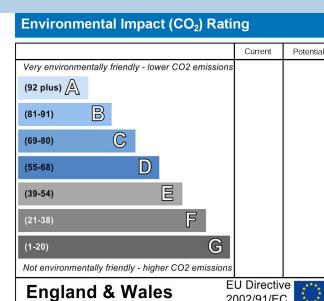
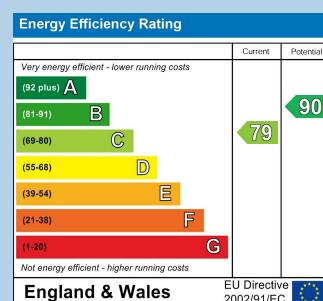
Unfurnished

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

Standard Meters

Broadband: Fibre to the Cabinet

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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