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Bennett Jones PARTNERSHIP

Townsend House Drake Lane, Dursley, GL11 5HB

£2,400 PCM













Delightfully positioned four bedroom detached family home with the Cotswold Way on the doorstep and within walking distance of local shops and amenities. Spacious and well proportioned accommodation comprising of separate living and dining rooms, kitchen/breakfast room, utility room, four bedrooms including master with ensuite, family bathroom and downstairs wc. Further benefits include enclosed garden on all four sides and ample parking, garage and woodstore. Gas Central Heating. Council Tax Band E. Energy Rating D. Available Early to Mid January.

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The Property Ombudsman · propertymark

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Situation
This well presented detached home is situated within walking distance of the town centre of Dursley and the famous Cotswold Way. The town offers a range of shopping facilities including Sainsbury's supermarket, primary and secondary schools, swimming pool, sports centre and 18 hole golf course. The town is well placed for access to the A38 and onward connections to the M5/M4 motorway network with both junctions 13 and 14 of the M5 being approximately 15 minutes drive from the property. The nearby village of Cam has a 'Park and Ride railway station with regular services to Gloucester, Bristol and Cheltenham.

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
With quarry tiled flooring and glazed front door.

Living Room 3.93m x 4.13m (4.26m) (12'10" x 13'6" (13'11"))
Spacious living room with woodburner, carpeted flooring and dual aspect views.

Dining Room 3.94m x 3.51m (extending to 3.64m) (12'11" x 11'6" (extending to 11'11"))
With carpeted flooring and windows overlooking garden.

Kitchen 3.92m x 4.47m (extending to 5.03m) (12'10" x 14'7" (extending to 16'6"))
Spacious kitchen/breakfast room with a range of wall and base units, single electric oven, gas hob, stainless steel sink, laminate work surfaces, plumbing for dishwasher, vinyl flooring, external access and views over garden to rear.

Utility 3.91m x 2.82m (12'9" x 9'3")
Utility room with a range of wall and base units, stainless steel sink, laminate work surfaces, plumbing for appliances, garden access and dual aspect views.

WC
With wash basin, wc, quarry tiled flooring and window to rear.

Stairs to First Floor Landing
Carpeted flooring, shelving to landing and window to front.

Master Bedroom 4.07m x 4.06m (13'4" x 13'3")
Double bedroom with carpeted flooring and window to rear.

Ensuite
White suite comprising of wash basin, wc, shower cubicle and window to rear.

Bedroom Two 4.07m x 4.14m (extending to 4.38m) (13'4" x 13'6" (extending to 14'4"))
Double bedroom with carpeted flooring, decorative fireplace and window to front.

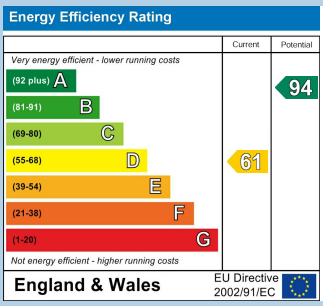
Bedroom Three 4.08m x 3.53m (extending to 3.77m) (13'4" x 11'6" (extending to 12'4"))
Double bedroom with carpeted flooring and window to front.

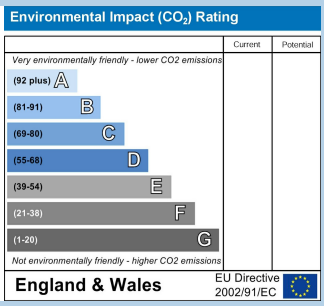
Bedroom Four 3.48m x 2.10m (extending to 2.36m) (11'5" x 6'10" (extending to 7'8"))
Double bedroom with carpeted flooring and window to rear.

Bathroom
White suite comprising of wash basin, wc, bath and window to rear.

Externally
Private enclosed gardens laid to lawn with ample parking, garage and wood store.

Agents Note
Available Date: 9th January 2027
Managed by Agent
Deposit: £2765.00
Council Tax Band: E
Energy Rating: D
Minimum Annual Income Requirement: £72,000
Unfurnished
Utilities: Mains Gas, Electric, Water and Sewerage are connected.
Standard Meters for Electricity, Gas and Water
Broadband: ADSL (Asymmetric Digital Subscriber Line)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information





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