

East Villa New Brookend, Wanswell,
GL13 9SF

£1,250 PCM



Attractive three bed terraced home in rural location. Accommodation comprises of entrance hall, spacious living room and adjoining dining room, modern fitted kitchen, downstairs bathroom with shower over bath and three first floor bedrooms. Further benefits include enclosed garden with lawn and patio, gas central heating and on street parking. Council Tax Band C, Energy Rating E.

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Situation

This delightful property is situated in New Brookend, Wanswell which is close to the town of Berkeley and benefits from its rural and picturesque setting as well as there being numerous country walks in the surrounding Severn Vale countryside. The historic town of Berkeley is approximately one and half miles away and offers a range of independent retailers, convenience stores, primary school and public houses. The larger towns of Thornbury, Wotton-under-Edge and Dursley are within easy reach and offer a wider range of shopping, educational and recreational facilities. The property is well situated for access to the A38 providing access to Bristol, Cheltenham and Gloucester via the 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

Tiled flooring, radiator, door separating porch from inner hallway.

Living Room 3.65m x 3.45m (extending to 3.74m) (11'11" x 11'3" (extending to 12'3"))
Wooden flooring, decorative fireplace, radiator and double glazed window to front.

Dining Room 3.63m x 3.51m (extending to 3.91m) (11'10" x 11'6" (extending to 12'9"))

Open entranceway connecting living and dining rooms, wooden flooring, radiator, double glazed window and understair storage cupboard.

Kitchen 2.71m x 2.70m (8'10" x 8'10")

Modern fitted kitchen with a range of wall and base units, oven, stainless steel sink, laminate work surfaces, vinyl flooring, airing cupboard with gas boiler, single glazed window and double glazed door giving rear garden access.

Bathroom

Downstairs bathroom with white suite comprising of wash basin, wc, bath with mains shower over, radiator, vinyl flooring and double glazed window.

Stairs to First Floor Landing

Carpeted flooring, storage cupboard giving access to hot water tank.

Bedroom One 3.64m x 4.49m (extending to 4.78m) (11'11" x 14'8" (extending to 15'8"))

Carpeted flooring, radiator and two double glazed windows.

Bedroom Two 3.62m x 2.72m (extending to 3.02m) (11'10" x 8'11" (extending to 9'10"))

Carpeted flooring, radiator and double glazed window.

Bedroom Three 2.72m x 2.71 (narrowing to 2.03m) (8'11" x 8'10" (narrowing to 6'7"))

Carpeted flooring, radiator, built in storage cupboard and double glazed window.

Externally

Rear enclosed garden with paved patio and lawn, front garden laid to lawn and on street parking.

Agents Note

Available Date: 21st January 2026

Minimum Tenancy Length: 12 Months

Deposit: £1440.00

Council Tax Band: C

Energy Rating: E

Minimum Annual Income Requirement: £37,500

Unfurnished

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

Standard Meters

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

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