

2 Pear Tree Cottages, Passage Road, Saul,

£1,350 PCM



Delightful three bedroom semi detached cottage in village location. Ground floor accommodation comprises of entrance porch, kitchen/living room with built in appliances, dining room, conservatory and utility room. On the first floor are three bedrooms and bathroom with separate bath and shower. Further benefits include off street parking and enclosed rear garden with shed. Council Tax Band C. Energy Rating E.

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Situation

This character cottage is located in the village of Saul with Frampton-on-Severn just under a mile away and famous for its extensive and picturesque village green. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close-by including the tow path of the Gloucester/Sharpness canal. The village is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is moments away from public walks offering routes across local fields and the nearby canal and Saul junction. The property is also well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

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 Porch

Dining Room 3.83m x 3.50m (12'6" x 11'5")

Carpeted flooring, decorative fireplace, dining table and chairs, dresser and storage unit.

Kitchen/Living Room 6.25m x 3.50m (20'6" x 11'5")

Kitchen area comprising of range of wall and base units comprising of double electric oven, hob, dishwasher, fridge, stainless steel sink and tiled flooring. Adjoining living space with carpeted flooring and side access door.

Conservatory 3.85m x 3.50m (12'7" x 11'5")

With tiled flooring, glazed surround and access to rear garden.

Utility Room/WC 2.71m x 2.51m (8'10" x 8'2")

Washing machine, freezer, wc, wash basin and oil boiler.

Stairs to First Floor Landing

Bedroom One 3.75m x 3.68m (12'3" x 12'0")

Double bedroom with built in wardrobes, carpeted flooring and decorative fireplace.

Bedroom Two 3.85m x 3.05m (12'7" x 10'0")

Double bedroom with skylights and carpeted flooring.

Bathroom

White suite comprising of wc, wash basin, bath and separate shower cubicle.

Bedroom Three 2.55m x 2.05m (8'4" x 6'8")

Single bedroom with carpeted flooring and skylight.

Externally

To the rear is an enclosed garden laid to lawn with patio and shed. There is a side access gate leading to off street parking at the front.

Agents Note

Available Date: Now

Minimum Tenancy Length: 12 Months

Deposit: £1555.00

Council Tax Band: C

Energy Rating: E

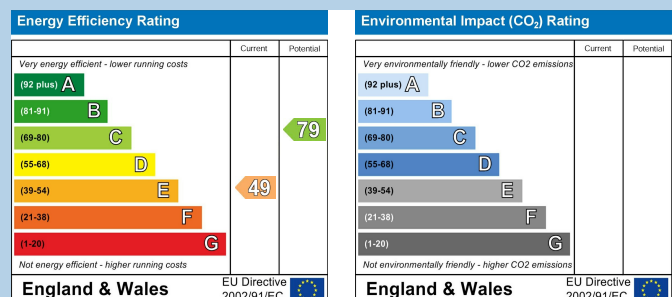
Minimum Annual Income Requirement: £40,500
Unfurnished

Utilities: Electric, Water and Sewerage are connected. Oil Central Heating

Standard Meters

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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