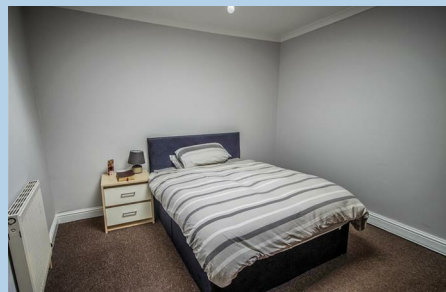


11A High Street, Wotton-Under-Edge,
GL12 7DE

£850 Per Month



Well equipped maisonette in the heart of Wotton under Edge. Accommodation comprising of kitchen with electric oven, gas hob and integrated fridge freezer. Bathroom with shower over bath. Light filled living room to the front and two good sized bedrooms. Further benefits include gas central heating and private entrance. Council Tax Band A. Energy Rating C.

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Situation

The Maisonette occupies a superb position in the heart of the historic town of Wotton-Under-Edge and the town offers a variety of independent retailers, supermarket, primary school and leisure facilities including a cinema. The popular Katherine Lady Berkeley comprehensive school is on the outskirts of the town and the M5 motorway junction 14 at Falfield is a ten minute drive.

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

UPVC front door, carpeted flooring storage and stairs to the first floor;

Kitchen 3.22 x 1.96 (10'6" x 6'5")

With a range of shaker style wall and base unit, stainless steel sink and drainer, integrated fridge freezer and space for washing machine. Gas boiler providing heating and hot water. Vinyl flooring and window to the rear.

Living / Dining Room 4.36 x 4.23 (14'3" x 13'10")

Large sash window providing exceptional light and looking out onto the bustling high street, carpeted flooring with space for living and dining furniture.

Bedroom One 3.70 x 3.02 (12'1" x 9'10")

With carpeted flooring, radiator and Velux window.

Bedroom Two 2.59 x 2.53 (8'5" x 8'3")

With carpeted flooring, radiator and window to the rear.

Bathroom

White suite comprising of wash basin, wc, bath with shower over, radiator, vinyl flooring, tiled walls.

Agents Note

Available Date: 12th September

Managed by Landlord

Deposit: £980.00

Council Tax Band: A

Energy Rating: C

Minimum Annual Income Requirement: £25,500

Unfurnished

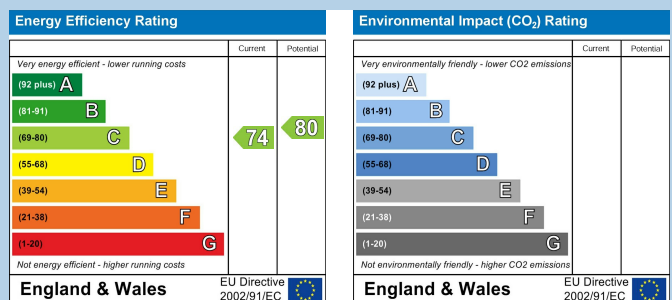
Utilities: Mains Gas, Electric, Water and Sewerage are

connected.

Standard Meters

Broadband: Fibre to the Cabinet

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



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.