

8 Old Brookend, Berkeley,  
GL13 9SQ

£1,100 PCM



Well presented and newly decorated semi detached cottage style property in delightful rural setting. Accommodation comprises of entrance porch, living room, spacious kitchen/diner with oven/hob, utility room/wc, two double bedrooms and bathroom with shower over bath. Externally there are front and rear gardens, off road parking and the property benefits from gas central heating and double glazing.

Council Tax Band B. Energy Rating E.

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# 8 Old Brookend, Berkeley, GL13 9SQ

## Situation

This attractive cottage is situated in the sought after semi-rural location of Old Brookend, which has numerous country walks in the surrounding Severn Vale countryside. The hamlet has a popular local inn and primary schooling can be found within one mile in Sharpness Primary School. A further range of facilities can be found in the historic town of Berkeley, which includes a range of local retailers, doctors surgery and library. Berkeley is reputed for its Castle and Edward Jenner Museum and is well situated for the A38 and M5/M4 motorway network giving access to Bristol, Cheltenham and Gloucester.

## 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

Enclosed porch with glazed surround and tiled flooring.

### Living Room 4.18m x 3.69m (13'8" x 12'1")

Cosy living space with decorative fireplace, newly carpeted flooring and views over front garden.

### Dining Area 3.42m x 2.87m (11'2" x 9'4")

With built in storage cupboards, further under stair storage, decorative fireplace and newly carpeted flooring.

### Kitchen 4.49m x 2.77m max (14'8" x 9'1" max)

With a range of wall and base units, built in oven/hob, laminate flooring and double doors leading to rear garden.

### Utility Room 1.93m x 1.81m (6'3" x 5'11")

With WC, wash basin, gas boiler, work surface, double glazed window and laminate flooring.

## Stairs to First Floor Landing

### Bedroom One 4.18m x 3.68m (13'8" x 12'0")

Double bedroom with wooden flooring, decorative fireplace and views over front garden.

### Bedroom Two 3.47m x 2.55m (11'4" x 8'4")

Double bedroom with wood flooring, double glazed window to rear and built in storage cupboard.

## Bathroom

White suite with wash basin, WC, bath with shower over, vinyl flooring and window to rear.

## Externally

Enclosed raised lawn to rear with patio, storage shed and rear gate access to allotments. Front garden is laid to lawn with paved pathway to road and one allocated off street parking space.

## Agents Note

Available Date: 20th November 2025

Minimum Tenancy Length: 12 Months

Deposit: £1269.00

Council Tax Band: B

Energy Rating: E

Minimum Annual Income Requirement: £33,000

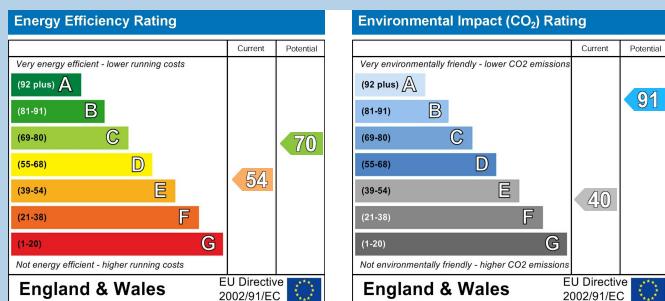
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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