

Swinton House Rookery
Lane, Berkeley, GL13 9RU

£1,250 Per Month



Attractive three bed semi detached home in rural location. Accommodation comprises of entrance hall, spacious living room, dining room with wood burner, fitted kitchen/breakfast room, cloakroom. Stairs to two double bedrooms with built in wardrobes and a further single. Further benefits include boarded loft. Gardens tot he front and rear, gas central heating and on street parking. Council Tax Band C, Energy Rating TBC.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



Swinton House Rookery Lane, Berkeley, GL13 9RU

Situation

This delightful property is situated in Rookery Lane, 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

UPVC front door, with tiled flooring giving access to;

Living Room 3.97 x 3.80 (13'0" x 12'5")

With painted wooden floor, feature fireplace and double glazed window overlooking the front garden.

Dining Room 3.98 x 3.49 (13'0" x 11'5")

With wooden floor, feature fireplace with woodburner and double glazed window to the rear.

Cloakroom

With wash basin, macerator toilet and vinyl flooring.

Kitchen / Breakfast Room 4.49 x 2.86 (14'8" x 9'4")

Dual aspect fitted kitchen with a range of wall and base units, oven, stainless steel sink, laminate work surfaces, tiled flooring, cupboard with gas boiler, French doors overlooking rear courtyard garden.

Stairs to first floor

Bedroom One 4.99 x 3.79 (16'4" x 12'5")

With wooden flooring, built in wardrobes, double glazed window to the front and access to the loft.

Bedroom Two 3.49 x 3.17 (11'5" x 10'4")

With carpeted flooring, built in wardrobe and double glazed window to the rear.

Bedroom Three 2.52 x 2.35 (8'3" x 7'8")

With wooden flooring and double glazed window to the rear.

Bathroom

White suite comprising of wash basin, wc, bath with mains shower over, radiator, wooden flooring and double glazed window to the side.

Externally

Access to the cottage is via a shared pathway from Rookery Lane. Externally the property benefits from a courtyard garden to the rear, the front garden is laid to lawn with a shed and stone seating area. On street parking.

Agents Note

Available Date: 21st April 2026

Minimum Tenancy Length: 12 months

Deposit: £1442

Council Tax Band: C

Energy Rating: TBC

Minimum Annual Income Requirement: £37,500

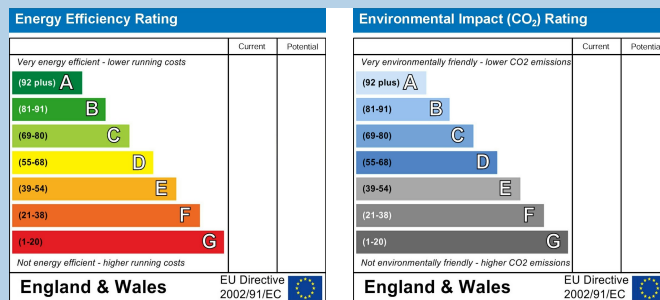
Unfurnished

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

Standard Meters

Broadband: Asymmetric Digital Subscriber Line

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.