

117 Woodmancote, Dursley,  
GL11 4AH

£1,595 Per Month



This charming home, in the style of a traditional weavers' cottage, offers accommodation over three floors. The ground floor features a sitting room with woodburner and solid wood floors, and a modern kitchen with utility cupboard. Upstairs are three bedrooms and a family bathroom, with a dual-aspect master suite and ensuite on the top floor. Outside, the private garden is mainly laid to lawn with a patio and summerhouse. Council Tax Band C. Energy Rating D.

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# 117 Woodmancote, Dursley, GL11 4AH

## Situation

This attractive stone cottage is set in this convenient location on the outskirts of Dursley being situated within a few minutes walk of wooded slopes of Stinchcombe Hill. The property borders an area designated as one of Outstanding Natural Beauty which provides numerous country walks. The property is set back from the A4135 which gives easy access to the town centre. The town provides a good range of facilities including Sainsburys supermarket, independent retailers, swimming pool, library, doctors and dentist surgeries and Rednock Comprehensive School. Both Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam village has a Park and Ride railway station with regular services to Gloucester and Bristol with connections to the national rail 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 Porch

Leading to:

## Living Room 4.82 x 4.75 (15'9" x 15'7")

With solid wooden flooring, stone feature fireplace with woodburner. Window to the front.

## Kitchen / Dining Room 4.37 x 3.99 (14'4" x 13'1")

Fitted kitchen with a range of shaker style base and wall units, wooden work surface over, new range cooker, ceramic sink and drainer, space and plumbing for appliances. Solid wood flooring and UPVC stable door and window overlooking the rear garden.

## Utility

Housing the combination boiler supplying heating and hot water. Further space and plumbing for appliances.

## Stairs to first floor

## Bedroom Two 4.46 x 2.73 (14'7" x 8'11")

Double bedroom, newly carpeted, window to the rear, radiator.

## Bedroom Three 4.18 x 2.75 (13'8" x 9'0")

Double bedroom, newly carpeted, window to the front, radiator.

## Bedroom Four 2.76 x 2.35 (9'0" x 7'8")

Single bedroom, newly carpeted, window to the front, radiator.

## Bathroom

Extensively tiled walls and wood effect floors, bath with shower over, low level WC, pedestal wash hand basin, radiator.

## Stairs to second floor

## Master Bedroom 5.05 x 4.89 (16'6" x 16'0")

Dual aspect double bedroom benefitting from built in wardrobes and newly installed carpet, leading to:

## Ensuite

Half panelled walls and wood effect floors, bath with shower off tap, low level WC, pedestal wash hand basin, radiator. Velux window to the rear.

## Externally

Benefitting from walled front garden with stepping stone path. The rear garden is mainly laid to lawn with a generous patio and mature shrubs leading to a private seating and summerhouse.

## Agents Note

Available Date: 20th September

Minimum Tenancy Length: 12 months

Deposit: £1840.00

Council Tax Band: C

Energy Rating: D

Minimum Annual Income Requirement: £47,850

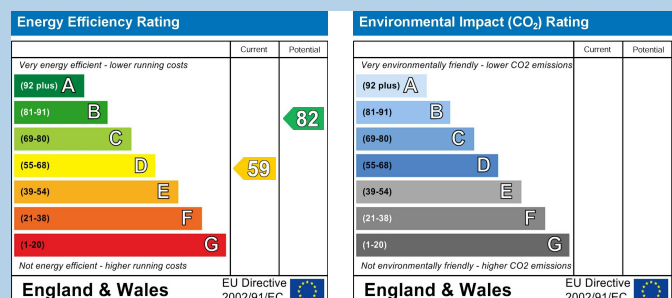
Unfurnished

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](http://www.checker.ofcom.org.uk) for more information



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