

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.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



2 Pear Tree Cottages, Passage Road, Saul, GL2 7LB

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

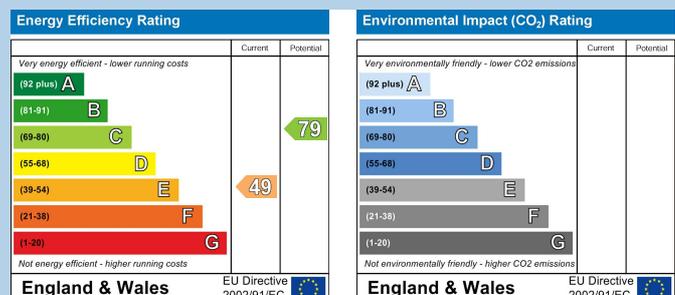
Minimum Annual Income Requirement: £40,500
Unfurnished

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



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.