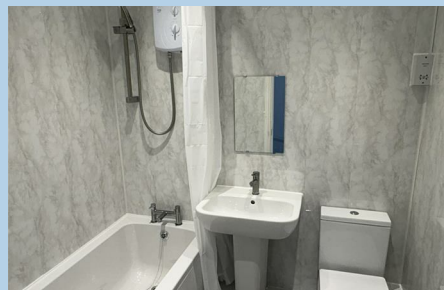


16 Boakes Drive,
Stonehouse,
GL10 3QW

PCM
£1,150 PCM



Well presented home in cul de sac position and benefiting from enclosed garden, garage and further parking space. The accommodation includes entrance hall, kitchen with oven/hob, living room with patio door to garden, two double bedrooms and bathroom with shower over bath. Council Tax Band B. Energy Rating C.

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propertymark

16 Boakes Drive, Stonehouse, GL10 3QW

Situation

Boakes Drive is within walking distance of the town centre of Stonehouse with a range of amenities as well as primary and secondary schooling. There is a mainline railway station with direct links to London Paddington. The property is close to the Stroud waterways canal which provides walking and cycling and junction 12 of the M5 motorway is within a few minutes drive giving easy access to Bristol, Gloucester and further afield.

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

Kitchen 2.99m x 1.81m (9'9" x 5'11")

Range of wall and base units, single electric oven, electric hob, plumbing for washing machine, laminate flooring and window to front.

Living Room 4.81m x 3.61m (15'9" x 11'10")

Living area with laminate flooring and patio doors giving access to rear garden.

Stairs to First Floor Landing

Bedroom One 3.59m x 3.08m (11'9" x 10'1")

Double bedroom with carpeted flooring and window to rear.

Bedroom Two 3.61m x 2.82m (max) (11'10" x 9'3" (max))

Double bedroom with carpeted flooring, airing cupboard and window to front.

Bathroom

White suite comprising of wash basin, wc and bath with shower over.

Externally

Enclosed rear garden laid to lawn with patio and rear access gate to footpath. There is a garage with a further allocated parking space.

Agents Note

Available Date: 25th April 2026

Minimum Tenancy Length: 12 Months

Deposit: £1325.00

Council Tax Band: B

Energy Rating: C

Minimum Annual Income Requirement: £34,500

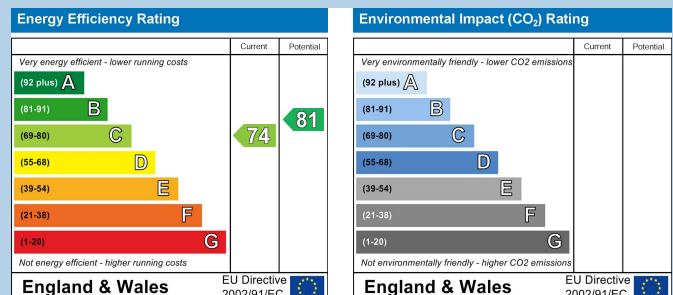
Unfurnished

Utilities: Mains 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 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.