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Bennett Jones PARTNERSHIP

6 Betworthy, Coaley, GL11 5EF

£1,475 PCM













Well presented Semi Detached House in lovely village location. Accommodation comprising of Entrance Hall, Living Room, Kitchen/Dining Room, Utility, Cloakroom. Two Double Bedroom and a further single. Family Bathroom. Garage with further parking. Enclosed rear garden. EPC Rating D. Council Tax Band B.

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The Property Ombudsman · propertymark

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Situation
Betworthy is situated in the centre of the popular village of Coaley. The village has a community shop, village hall, church and primary school. Within a few minutes drive can be found the village of Cam which has a Tesco supermarket along with a range of local retailers. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Coaley is well located for access to the A38 and the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Within a few minutes drive there is a 'park and ride' railway station in Box Road with onward connections to the National Rail Network. The village is surrounded by open countryside and is at the base of the Cotswold Escarpment which provides a range of country walks and bridleways.

Directions
From Dursley town centre proceed out of town in a north westerly direction on the A4135 proceeding for two miles into the village of Cam. At the roundabout with Tesco (opposite) take the first exit into Cam High Street and continue on the A4135 for approximately ¾ mile turning right, sign posted 'park and ride' railway station on Box Road. Follow this road for approximately two miles into the village of Coaley passing the church on the left hand side and continue for about 80 metres and turn right into Betworthy and continue taking the first turning on the right and No 6 will be found on the right hand side.

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
Having stairs to first floor and storage

Living Room 4.42 x 3.34 (14'6" x 10'11")
Having double glazed window to front, fireplace with hearth and wood mantel housing electric wood burner, radiator.

Kitchen / Dining Room 6.47 x 2.98 (21'2" x 9'9")
Fitted kitchen with base and wall mounted units, roll top laminated work surfaces over, stainless steel one and half bowl single drainer sink unit, integrated Oven & Hob with hood, Integrated Dishwasher with additional space for a Dining Room Table. Radiator. Double glazed French Doors and windows to the rear Garden.

Inner Hall
With access to garage and leading to Utility Room.

Utility Room 3.45 x 2.72 (11'3" x 8'11")
Having a range of base and wall mounted units, roll top laminated work surfaces over, stainless steel sink with drainer. Space and plumbing for a washing machine. Double glazed and door to the rear.

Cloakroom
Suite comprising: wash hand basin, low level wc and walk in shower, radiator, extractor fan and obscure double glazed window.

Stairs to first floor

Bedroom One 3.42 x 3.35 (11'2" x 10'11")
Double bedroom with built in wardrobe, radiator and double glazed window to the front.

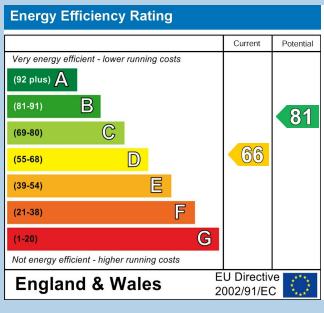
Bedroom Two 3.67 x 3.05 (12'0" x 10'0")
Double bedroom with, radiator and double glazed window to the rear.

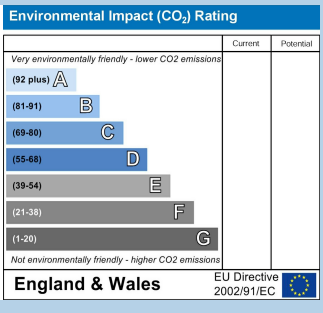
Bedroom Three 2.37 x 2.99 (max) (7'9" x 9'9" (max))
Single Bedroom with radiator and double glazed window to the front.

Bathroom
Having low level suite comprising: wash hand basin, low level wc and bath with mains shower over, radiator, extractor fan and obscure double glazed window to rear.

Externally
Rear garden laid to lawn with two separate seating areas at the top and bottom of the garden connected by pathway with adjacent flower beds. Benefitting from blocked paved driveway for two cars, garage with power and lighting.

Agents Note
Available Date: 31st December 2026
Managed by Landlord
Deposit: £1701
Council Tax Band: B
Energy Rating: D
Minimum Annual Income Requirement: £44,250
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 for more information





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