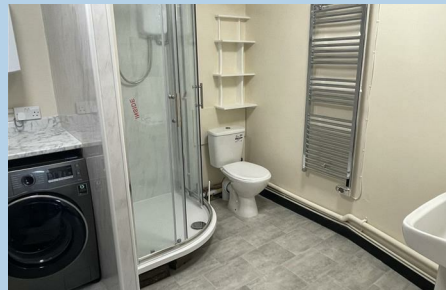


Flat 2, 13 Woodmancote, Dursley,  
GL11 4AF

£725 PCM



First floor apartment within walking distance of town centre. Accommodation comprises of entrance hall, double bedroom, kitchen/lounge/diner with electric oven and shower room with adjoining utility area. Further benefits include communal garden and electric heating. Council Tax Band A. Energy Rating E.

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# Flat 2, 13 Woodmancote, Dursley, GL11 4AF

## Situation

The apartment is one of five flats which is situated in this converted town house in Woodmancote, which is a popular older part of the town set on the A4135 within walking distance of Dursley town centre. The town has a range of facilities including Sainsbury's supermarket, numerous independent retailers, swimming pool and library, public houses and restaurants. The town is also well placed for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station in the adjoining village of Cam with regular services to Bristol, Bath and Gloucester.

## 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

Carpeted flooring, access to bedroom and living room.

## Kitchen/Lounge/Diner 4.81m x 3.63m (15'9" x 11'10")

Comprising of kitchen base units, stainless steel single drainer sink unit, single electric cooker, carpeted flooring to lounge area and vinyl to kitchen floor, window to front, electric wall mounted heater.

## Bedroom 3.55m x 2.29m (11'7" x 7'6")

Carpeted flooring, electric wall mounted heater and window to front.

## Shower Room/Utility

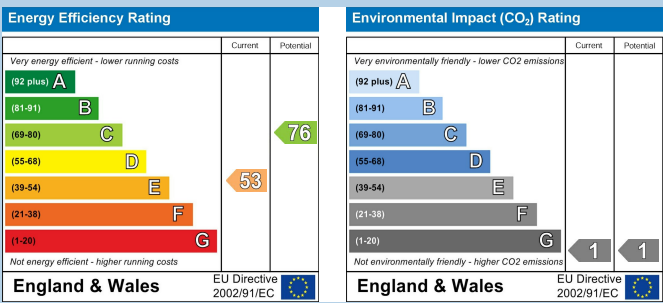
Modern suite with shower cubicle, wash basin, and wc, adjoining utility area with range of wall and base units, stainless steel sink, plumbing for washing machine and space for tumble dryer, vinyl flooring and heated towel rail.

## Externally

Communal gardens to rear for use by all residents, no allocated parking, walking distance to town centre.

## Agents Note

Available Date: 15th October  
Managed by Landlord  
Holding Deposit: £167  
Tenancy Deposit: £835  
Council Tax Band: A  
Energy Rating: E  
Minimum Annual Income Requirement: £21,750  
Unfurnished  
Utilities: Mains Electric, Water and Sewerage are connected.  
Standard Meters  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.gov.uk](http://www.checker.ofcom.gov.uk) for more information



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