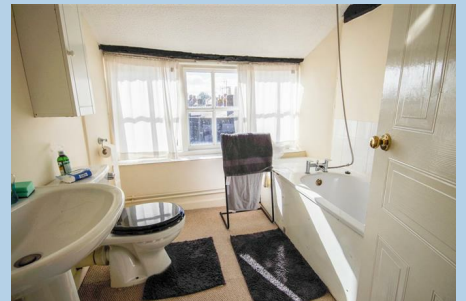


12 High Street, Wotton-Under-Edge,
GL12 7DB

£800 PCM



Characterful top floor apartment situated at the top of the high street, accommodation comprising of communal entrance hall, hallway, lounge with views, kitchen including appliances, two good size bedrooms, bathroom, electric heating. Benefiting from stunning views across surrounding hillsides.

Energy rating E. Council Tax band A

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

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12 High Street, Wotton-Under-Edge, GL12 7DB

Situation

The property is situated at the top of the High Street in an attractive listed Grade II building with exposed beams and stunning views across to the Wotton and Coombe Hill and the surrounding escarpment. It is light and airy having windows to three sides of the property and being at the top of the building. The entrance to the apartments is off Haw Street and has an intercom system.

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).

Communal Entrance Hall

Access is situated in Haw Street and has an entry phone system and stairs up to all flats with low ceilings.

Entrance Hall

With airing cupboard housing hot water tank with shelving, night storage heater, ceiling spotlight, exposed beam and entry phone system.

Living Room 4.86m x 3.31m (15'11" x 10'10")

With two windows, both with window seats and boasting views over the surrounding hillsides and escarpment, two electric heaters, tv point, three wall light points.

Kitchen 3.15 x 2.38 (10'4" x 7'9")

Fitted with a range of wall and base units with work surfaces over, built-in electric hob with oven under, extractor hood, washing machine, fridge/freezer, tiled splashbacks, ceiling spotlights, exposed beam and window to rear with far reaching views.

Bedroom One 4.36m x 2.87m (14'3" x 9'4")

Double bedroom with window to front, exposed beam, fitted wardrobe with dressing table to side, night storage heater and tv point.

Bedroom Two 3.73m x 2.46m (12'2" x 8'0")

Double bedroom with window to front, fitted wardrobe with dressing table to side, exposed beam and telephone point.

Bathroom

Fitted with white suite comprising panelled bath with shower tap fitting, low level wc, pedestal wash-hand basin, wall heater, shaver/light socket, tiled splashbacks and exposed beam.

Agents Notes

Available Date: 30th September 2026

Deposit: £920.00

Council Tax Band: A

Energy Rating: E

Minimum Annual Income Requirement: £24,000

Unfurnished

Grade II listed

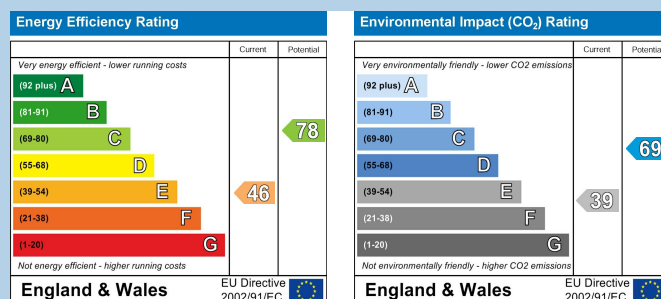
Utilities: Mains Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Please note there are low ceilings in the communal stairwell



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