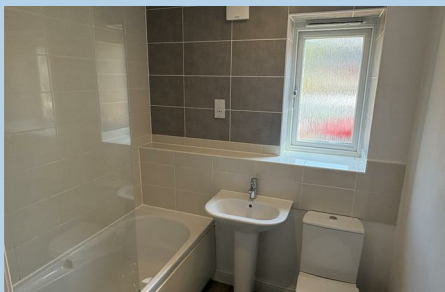


8 Legion Close, Dursley,
GL11 4LT

£785 Per Month



Modern ground floor apartment in convenient town centre location with one allocated parking space.

Accommodation comprises of double bedroom, open plan kitchen/living room with integrated appliances and plenty of natural light, bathroom with shower over bath and entrance hall with storage cupboard. Council Tax Band A. Energy Rating C. Newly decorated and new carpets to be fitted prior to occupation.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



propertymark

8 Legion Close, Dursley, GL11 4LT

Situation

This conveniently located ground floor apartment in Legion Close, is a short walk from Dursley town centre and offers an ideal position to nearby transport amenities. Dursley town centre has a wide range of facilities including: Sainsbury's supermarket, library, swimming pool, also an eighteen hole golf course at Stinchcombe Hill, also within a short walk is Rednock comprehensive school in Dursley, and Cam has a choice of four primary schools. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station can be found in Box Road in Cam, and the station has onward connections to the National Rail network.

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, storage cupboard and intercom entry handset. New vinyl to be installed.

Kitchen/Living Room

Open plan living space with part carpeted/part vinyl flooring, range of wall and base units, single electric oven, induction hob, fridge/freezer, washer/dryer, gas boiler and ample windows. New carpet to be installed.

Bedroom

Double bedroom with window to side. New carpet to be installed.

Bathroom

White suite comprising of wash basin, wc, bath with shower over and window to side. New vinyl flooring to be installed.

Externally

One allocated parking space in the communal car park to the rear of the property.

Agents Note

Available Date: 29th August 2026

Managed by Landlord

Deposit: £905.00

Council Tax Band: A

Energy Rating: C

Minimum Annual Income Requirement: £23,550

Unfurnished

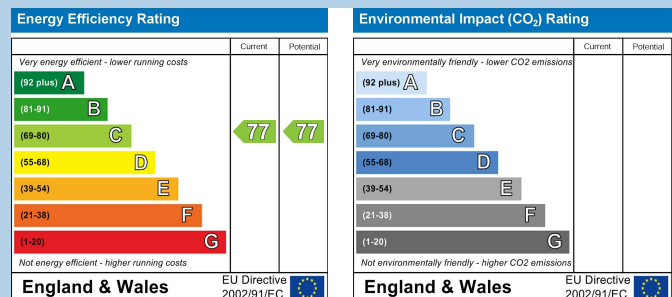
Note the property is to be redecorated and new flooring fitted throughout prior to the start of the tenancy

Utilities: Mains Gas, 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.