

5 Park View, Saul,
GL2 7LD

£1,595 PCM



Newly refurbished four bedroom end terraced home situated in a cul de sac position in the delightful village of Saul. This family home comprises of living room, open plan kitchen/diner with garden access, utility room, downstairs wc, four first floor bedrooms, ensuite shower room and family bathroom. Further benefits include enclosed garden with lawn and patio and driveway with parking for several vehicles. Council Tax Band B. Energy Rating D.

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Situation

This family home is located in the village of Saul with Frampton-on-Severn just under a mile away and famous for its extensive and picturesque village green. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close-by including the tow path of the Gloucester/Sharpness canal. Frampton-on-Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is moments away from public walks offering routes across local fields and the nearby canal and Saul junction. The property is also well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

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

Accessed via entrance porch and with understairs storage cupboard. Stairs leading up to landing with carpeted flooring and further storage cupboard.

Living Room 3.85m x 2.94m (12'7" x 9'7")

Accessed from both hallway and dining area, with carpeted flooring and windows to front overlooking driveway.

Kitchen/Diner 7.17m x 2.07 (extending to 2.96m) (23'6" x 6'9" (extending to 9'8"))

Range of wall and base units with wooden work surfaces over, double oven, induction hob, plumbing for dishwasher, ceramic sink with drainer and wood effect flooring.

Utility Room

Range of wall and base units with work surfaces over, stainless steel sink, oil fired central heating boiler, tiled flooring.

Downstairs WC

Wash basin and WC.

Master Bedroom 3.57m x 2.88m (extending to 4.25m) (11'8" x 9'5" (extending to 13'11"))

Double bedroom with dual aspect views and carpeted flooring.

Ensuite Shower

White suite comprising of wash basin, wc, shower cubicle and heated towel rail.

Bedroom Two 3.43m x 2.94m (11'3" x 9'7")

Double bedroom with built in wardrobes and carpeted flooring.

Bedroom Three 2.55m x 2.50m (8'4" x 8'2")

Single bedroom with built in wardrobe and carpeted flooring.

Bedroom Four 2.75m x 1.54m (extending to 2.57m) (9'0" x 5'0" (extending to 8'5"))

Single bedroom with built in wardrobe and carpeted flooring.

Bathroom

White suite comprising of wash basin, wc, bath, heated towel rail and part tiled walling.

Externally

There is a driveway at the front with ample parking and side access leading to the enclosed garden at the rear with lawn, patio and shed. There is sub station to side of garden. The Saul allotments are opposite the property and available on a first come first served basis.

Agents Note

Available Date: 1st August 2025

Minimum Tenancy Length: 12 Months

Deposit: £1840.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £47,850

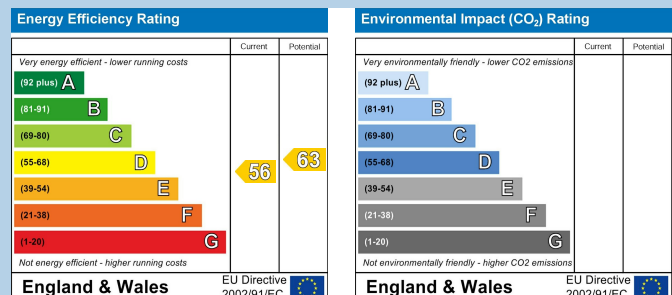
Unfurnished

Utilities: Mains Electric, Water and Sewerage are connected.

Standard Meters for Electricity and Water

Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



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