



## Cottage 'To Let'

£1,050 PCM

Back Street, Hawkesbury Upton



### KEY FEATURES

End Terrace Cottage – Popular Village Location – Sitting Room with Wood Burner – Kitchen/Diner with Cooker – Two Bedrooms – Shower Room – Air Source Heat Pump - Double Glazing – No Garden - On Road Parking – Unfurnished.

**EPC - D - DEPOSIT £1211.00**

## Description

This cottage is situated on the outskirts of Hawkesbury Upton, an extremely popular Village with local pubs, shop, post office and play park. There is a sitting room downstairs with wood burner, plus a kitchen with cooker. Upstairs there are two bedrooms and the shower room. Please note there is no garden with the property. Parking is on road. Available now for six months to long term. (EPC TBC)



## Situation

Situated some 6.4 miles north of the M4 (Bath) Junction 18 this thriving village has beautiful Cotswold countryside on its very doorstep. Popular amongst a variety of buyers it benefits from being commuting distance to both Bristol or Bath whilst the picturesque market town of Tetbury is circa 9 miles away and Westonbirt Arboretum is only 5.2 miles away, opposite Westonbirt School (an independent day and boarding school). The village has an attractive Conservation High Street with a community run local shop, primary school, two public houses, village playing fields, cricket green, post office, farm shop and village hall. It also lies within the school catchment for Katharine Lady Berkeley, a very popular state secondary school with a bus service provided directly from the village.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - C



## Contact & Viewing

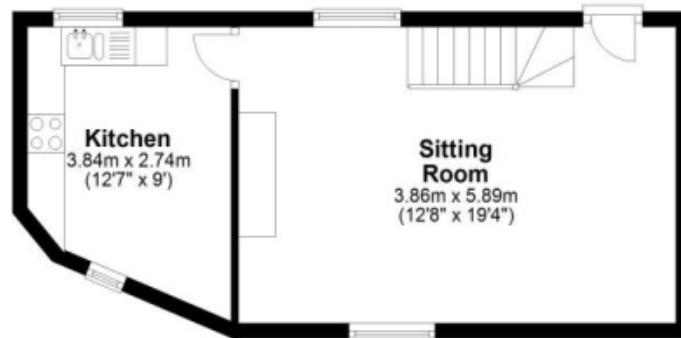
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## Floorplan

### Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



## Additional Photos



## Important Notice

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