



Detached House 'To Let'

£1,350 PCM

Wortley Road, Wotton-Under-Edge



**KEY FEATURES**

Spacious Detached Property - Lounge - Kitchen/Diner - Three Double Bedrooms - En-Suite - Gas Central Heating - Double Glazing - Good Size Garden - Gated Parking - Unfurnished.

**EPC - C - DEPOSIT £1557.00**

## Description

This attractive modern family home is well situated just beyond Dyers Brook and is a real find within walking distance of Wotton-under-Edge High Street. A property that offers a modern appeal without compromise of space. Inside you will find an entrance hall leading to a living room with an attractive square bay window. Occupying the rear of the property is a modern kitchen coupled with a light and spacious dining area. Double doors from here, open onto an easy to maintain rear garden with direct access to the allocated parking spaces for two cars. The ground floor is also further enhanced with a separate cloakroom. Upstairs you will find three double bedrooms, with an en-suite shower room to the main bedroom in addition to the family bathroom, all presented with a modern finish. The property further benefits from gas central heating, double glazing and secure gated parking. Please note that the following improvements will be completed prior to a new tenancy starting: new vinyl flooring in the kitchen, new carpet in the entrance hall and a shed added to the garden. Available early December 2024 for six months to long



## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool



## Local Authority & Council Tax

StroudDistrictCouncil  
Council Tax Band - D



## Contact & Viewing

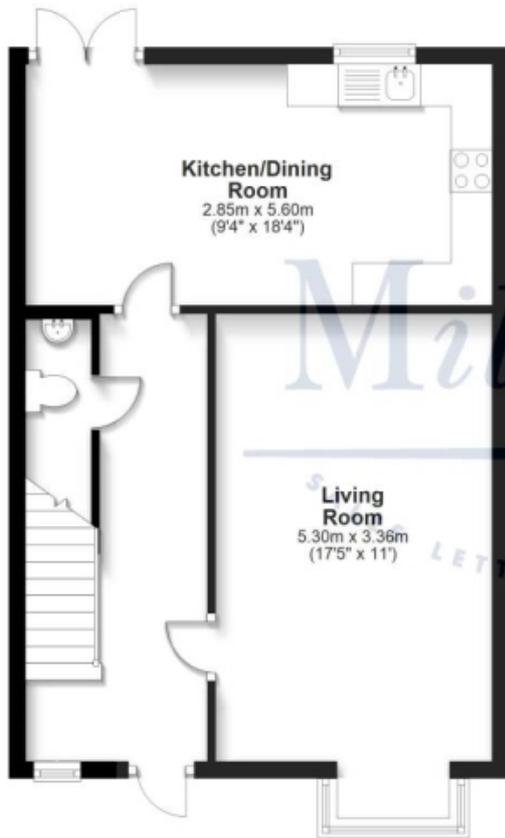
T: 01454 417336  
w: [www.milburys.co.uk](http://www.milburys.co.uk)



## Floorplan

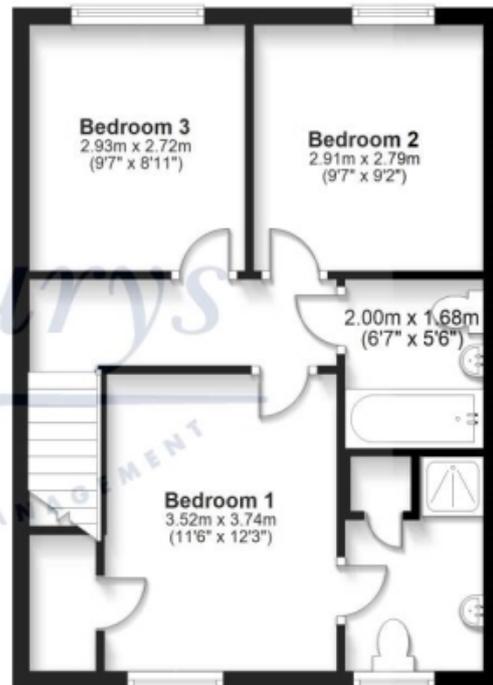
### Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



## Additional Photos



## Important Notice

Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide-angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)