

V**P**

Voyce Pullin

Rural Property Agents



HILLSIDE COTTAGE DUNTISBOURNE LEER, CIRENCESTER

A superb detached cottage with a large garden located in a sought after Cotswold village

TO LET
(un-furnished)

GUIDE RENT £975 PCM



Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL
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www.voycepullin.co.uk

HILLSIDE COTTAGE, DUNTISBOURNE LEER, CIRENCESTER, GLOS, GL7 7AS

SITUATION

The property is situated on the outskirts of the sought after Cotswold village of Duntisbourne Leer. Benefiting from a rural setting with good access onto the A417 linking it to the towns of Cirencester and Swindon. The M5 is approximately 15mins away.

DIRECTIONS

Travelling along the A417 take the exit signed Duntisbourne Leer; continue along the country lane sloping down towards the village; cross the ford at the bottom and continue up the hill through the village; upon reaching the brow bear left following signs for Middle Duntisbourne and Daglingworth; after 20 yards the property will be found on the left hand side indicated by a Voyce Pullin "To Let" board.

DESCRIPTION

An attractive 3 bedroom detached Cotswold property benefiting from a large garden and ample car parking space.

On the Ground Floor

Utility Room:

- fitted units and sink
- W.C. and wash hand basin

Kitchen:

- fitted eye and base level units
- cooker
- boiler

Sitting Room:

- open fireplace
- windows to front aspect

Dining Room:

- windows to front aspect
- open fireplace
- stairs to first floor
- door to garden

On the First Floor

Landing to:

Master Bedroom:

- built in wardrobes and storage cupboards
- radiator
- window to front aspect

Bedroom 2

- built in wardrobes and storage cupboards
- radiator
- window to rear aspect

Bedroom 3

- window to front aspect
- radiator

Bathroom:

- separate shower cubicle
- bath
- W.C.
- wash hand basin
- loft access

Single Garage

OUTSIDE

Ample parking to the front of the property. Large lawn with mature gardens to the front of the property.

GENERAL REMARKS

Tenure: The property is offered on an Assured Shorthold Tenancy agreement.

Outgoings:

- Council Tax Band "B"
- Amount payable 2009-2010 - £1,005.49

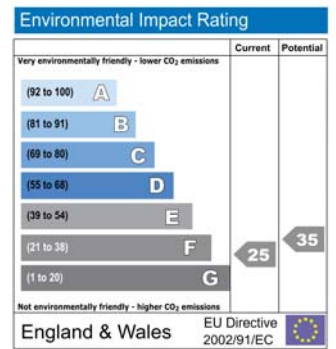
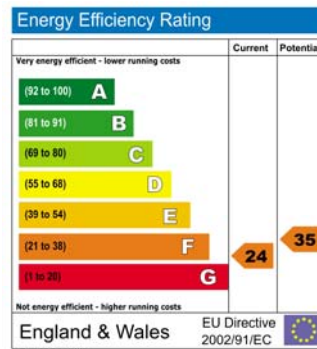
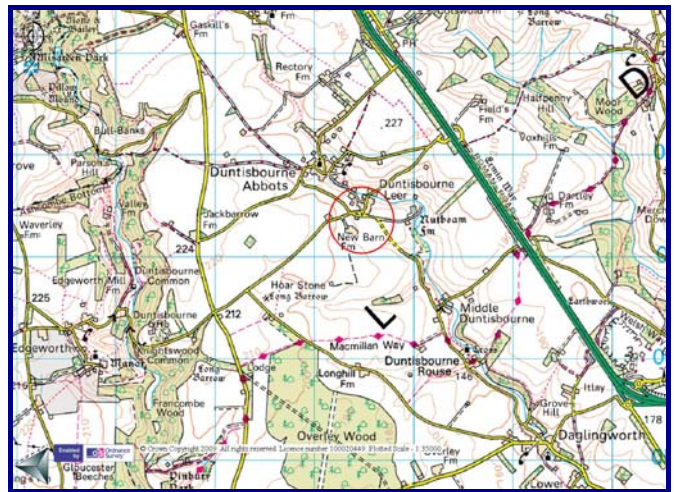
Services:

- Mains water and electricity.
- Private drainage.

Local Authority: Swindon Council – Tel: 01793 463000

Viewings: By prior appointment only – please telephone Voyce Pullin on 01454 269486 to arrange a viewing.

Postal Address: Hillside Cottage, Duntisbourne Leer, Cirencester, Glos, GL7 7AS



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Details prepared July 2009

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Lydney
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