



PETER BALL & CO.
ESTATE AGENTS

POTTERSFIELD ROAD, WOODMANCOTE, CHELTENHAM GL52 9PY

£1,495 PCM

- Five Bedroom Detached
- Lovely View and Walks
- Living Room
- Kitchen/Breakfast Room
- Utility Room & Family Room
- Conservatory
- Two Bathrooms
- Guest Cloakroom

PROPERTY DESCRIPTION

An immaculately presented, five bedroom detached family home situated on a quiet no through road in the ever popular village of Woodmancote, located at the foot of Cleeve Hill with fabulous views and lovely walks on your doorstep. Early viewing recommended. Pets considered at £1545 pcm.

Accommodation comprises an entrance porch with doors leading to the sitting room, kitchen/dining room and cloakroom. The sitting room has a window to the front aspect, storage cupboard below the staircase and solid wood flooring. The kitchen/dining room is open plan with a door to the family room which leads to a handy utility room with a washing machine and tumble dryer. The kitchen has all white goods including a dishwasher. From the dining area are double doors to the spacious conservatory with further doors that lead to the rear garden, which is mainly laid to lawn with a patio seating area. On the first floor landing there are doors to all five bedrooms, the family bathroom and shower room. Bedroom 5 would also double up as a study if required.



Outside to the front of the property is off road parking for two vehicles and an up and over door to the single garage. A side gate provides pedestrian access to the rear garden. The property is warmed by gas central heating and is uPVC double glazed throughout.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

Woodmancote is an attractive village set just to the north of the beautiful spa town of Cheltenham. The village is set at the foot of Cleeve Hill and has a mixture of architecture from period stone cottages to sympathetic newly constructed developments. The village has several shops and a popular pub and is further serviced by neighbouring Bishops Cleeve with its fine range of shops, supermarket, library and schools. There are excellent walks in the surrounding countryside and for the more energetic the views from the top of Cleeve Hill are spectacular. The Nearest Primary School is Woodmancote School and the nearest Secondary School is Cleeve School.

DIRECTIONS

Leave our Bishops Cleeve office via School Road at the T junction turn right on to Station Road. Proceed under the bridge into Woodmancote and around the sharp bend to the right and Pottersfield Road is on your left hand side & number 9 can be found on the left.

ADDITIONAL INFORMATION

Tewkesbury Borough Council -Tax Band E.



Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
45-55	E		
35-45	F		
21-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Total area: approx. 176.9 sq. metres (1904.6 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.