

Gloucestershire

Gloucester 5 miles. M5 (J12) 11 miles. Cheltenham 11 miles.

AN ATTRACTIVE COUNTRY HOUSE

**GAMAGE COURT FARM
LOWER LEY LANE
MINSTERWORTH
GLOUCESTERSHIRE
GL2 8JT**



TO LET ON AN UNFURNISHED ASSURED SHORTHOLD TENANCY

TO LET BY TENDER

£2000 PCM

GENERAL REMARKS AND STIPULATIONS

LOCATION

Gamage Court Farm is located approximately 5.5 miles west of Gloucester in a quiet location away from main roads. There is however good access via the A48 to Chepstow and the M4 to the south and the M5 at Gloucester to the north. Westbury-upon-Severn and Minsterworth are the closest villages. The farm is accessed from the A48 via Lower Ley Lane which is a single-track public highway and a no through road.

TENANCY

The property is available to let on an Assured Shorthold Tenancy for a six month period or longer by negotiation.

DEPOSIT

A Deposit of £2000 will be payable by the Tenant prior to commencement of the Tenancy.

OUTGOINGS

The Tenant will be responsible for Council Tax which is Band E for the property.

SERVICES

Mains Electricity, Gas and Water and Drainage connected to the property. The house is heated by oil fired Central Heating.

VIEWING

Viewing is strictly by prior appointment with the Agents, RG & RB Williams, Tel: 01989 567233 Ref: W Probert

PETS

By negotiation.



PARTICULARS

Gamage Court Farm Lower Ley Lane Minsterworth Gloucestershire GL2 8 JT

DESCRIPTION

The Property comprises a detached four bedroom red brick farmhouse recently renovated.

GAMAGE FARMHOUSE:

Gamage Court Farm is a red brick Georgian style farmhouse extending to approximately 2,300 square feet. The house has recently been renovated to a high standard.

The accommodation principally comprises:

ON THE GROUND FLOOR:

Entrance Porch	
Entrance Hall	with two hall cupboards.
Sitting Room	14' x 13'
Living Room/Dining Room	23'10" x 13'11" with woodburning stove.
Kitchen	20'9" x 8'11" with black marble worktops, Montpellier electric oven with extractor fan, Belfast sink with chrome mixer tap, Montpellier dishwasher, fixed cream cupboard units, exposed, beams, tiled floor.
Utility	9'8" x 7'9" with utility services, cupboard off to Boiler Room.
Dining Room	13'8" x 10'3"

ON THE FIRST FLOOR:

Bedroom One	14'5" x 12'10" with cast iron open fireplace, panelled radiator.
Bedroom Two	14' x 12'11" with cast iron open fireplace, panelled radiator.
Bedroom Three	11'3" x 9'6" with cast iron open fireplace, panelled radiator.
Bedroom Four	11'10" x 11'2" with panelled radiator.
En-Suite	Low level WC, corner shower, pedestal wash hand basin, heated towel rail, exposed beam, cupboard off.
Bathroom	Low level WC, pedestal wash hand basin, panelled bath, cover shower unit, heated towel rail.

OUTSIDE:

Surrounding the property is a large leaned garden with a pond that runs parallel to the entrance driveway. The property benefits from a stone and tile **garden shed** and an aluminium and glass **greenhouse**.

SERVICES:

Mains water
Mains Electrics
Private Drainage to Septic Tank
Oil Fired Central Heating
Fibre Broadband to Residence.



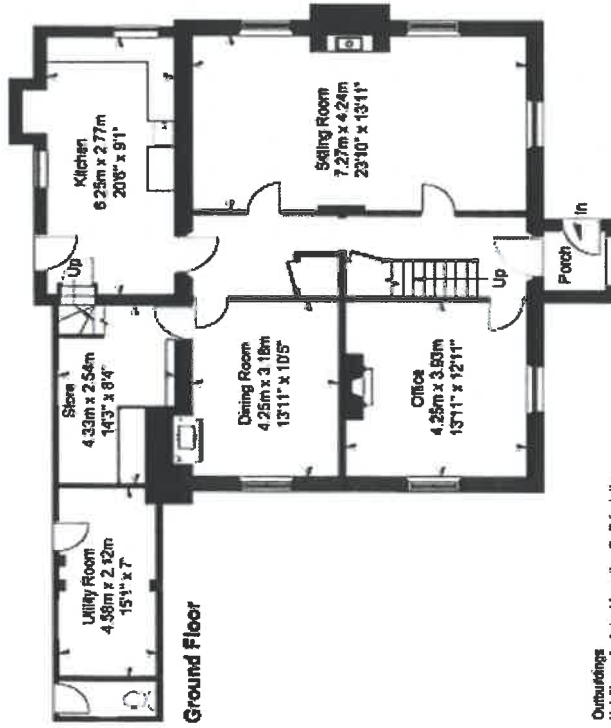
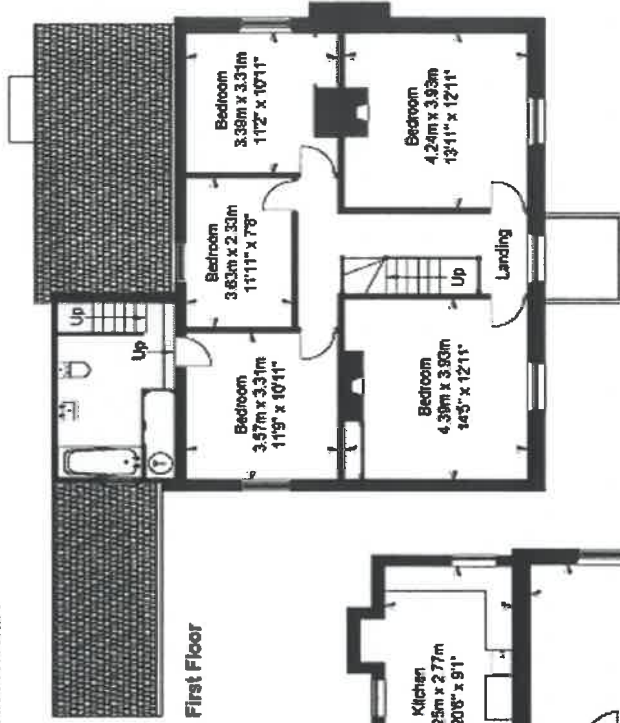
BY SEPARATE NEGOTIATION

Stabling and fully enclosed rubber and sand menage available if desired by the successful tenant.

Garage Court Farm, Lower Leys Lane, Minsterworth, Gloucestershire

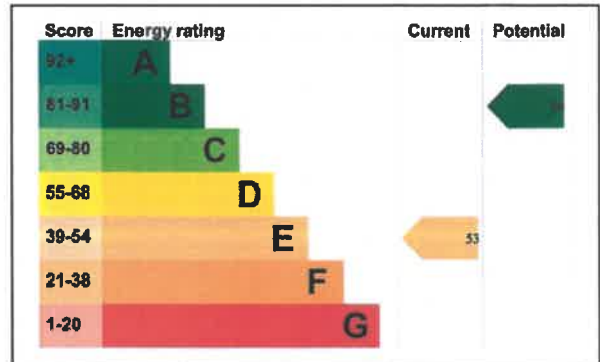
House: Approximately 1916sq ft / 2217 sq feet
 Utility Room: 9 sq metres / 97 sq feet

Total: 215 sq metres / 2314 sq feet



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 07850 327 241
 Job No: SP2562
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS - International Property Measurement Standard

Outbuildings
 Not Shown in Actual Location Or Orientation



TENANCY APPLICATION

**PROPERTY: GAMAGE COURT FARM, LOWER LEY LANE, MINSTERWORTH,
GLOUCESTERSHIRE, GL2 8JT**

NAME: (as to appear on tenancy)	
ADDRESS:	
TEL NO: MOBILE NO:	
EMAIL ADDRESS:	
DETAILS OF FAMILY:	
PETS:	
CURRENT EMPLOYER:	
CURRENT LANDLORD:	
REFEREES: FINANCIAL: (preferably bank) CHARACTER: (preferably employer or current landlord)	<hr/>