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81 Court Orchard, Wotton-Under-Edge,  
GL12 7JB

Price Guide  
**£370,000**



OFFERED WITH NO ONWARD CHAIN. THREE BEDROOM DETACHED PROPERTY SET IN A DESIRABLE LOCATION IN WOTTON-UNDER-EDGE. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, CLOAKROOM, UTILITY, LOUNGE/DINER, KITCHEN, THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM WITH SEPARATE SHOWER. THERE IS A REASONABLY WELL SIZED GARDEN TO THE REAR WITH DRIVEWAY, GARAGE/WORKSHOP AND GARDEN TO THE FRONT. EPC: D

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# 81 Court Orchard, Wotton-Under-Edge, GL12 7JB

## SITUATION

This three bedroom detached home is found on the popular development of Court Orchard and affords glorious views across to both the town and the wooded hillsides of Coombe, and is within a short distance from the town centre. Wotton under Edge offers a variety of independent retailers, supermarket, primary schools, doctors and dentist surgeries and it proudly has its own cinema along with leisure facilities. Wotton under Edge is situated within five miles of the M5 motorway and the A38 which gives easy travel throughout the south west.

## DIRECTIONS

From the War memorial at the bottom of Old Town, head towards the junction where it forks to the right to Hillesley/Hawkesbury and the road ahead of you goes to Synwell. Keep on this road passing the Ram Inn on the right. Continue halfway up the hill taking the turning on your left into Court Orchard, keep right and the property will be located on the left hand side.

## DESCRIPTION

This three bedroom detached home has been in the same ownership for the past ten years and now offered with no onward chain and is set in the popular Court Orchard development and enjoys lovely views to the rear across the town and wooded hillsides. The accommodation is clean, tidy and well maintained offering great potential for modernisation. Outside, the garden reflects the previous owner's passion for gardening, with mature shrubs and planting. With its spacious layout, integral garage, and close proximity to Wotton-under-Edge's amenities, schools and countryside, this property presents an excellent opportunity for a comfortable family home.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Upvc door to front, double glazed window to side, radiator.

### CLOAKROOM

Low level WC, vanity wash hand basin, part tiled wall, extractor fan, internal window.

### UTILITY ROOM 2.48m x 1.91m (8'1" x 6'3")

Base units with worktop over, sink unit, space for washing machine, tumble dryer and fridge freezer, radiator, extractor.

### GARAGE/WORKSHOP 2.98m x 2.55m (9'9" x 8'4")

Electric roller door, power and lighting.

### LOUNGE/DINER 7.29m reducing to 3.50m x 6.05m reducing to 3.20m (23'11" reducing to 11'5" x 19'10" reducing to 10'5)

Stairs to first floor, two radiators, two large double glazed windows, electric fireplace, thermostat, cupboard.

### KITCHEN 3.64m x 2.91m (11'11" x 9'6")

Range of wall and base units with return, integrated electric hob with extractor over and double oven, one and a half bowl sink unit with mixer tap, space for dishwasher and fridge freezer, built-in cupboard, part tiled splashbacks, double glazed window.

## ON THE FIRST FLOOR

### LANDING

Double glazed window, airing cupboard housing Vaillant gas boiler, access to loft.

### BEDROOM ONE 3.63m x 2.71m (11'10" x 8'10")

Double glazed window, radiator.

### BEDROOM TWO 3.53m x 2.71m (11'6" x 8'10")

Double glazed window, integrated wardrobe and dressing table, radiator.

### BEDROOM THREE 3.22m x 2.12m (10'6" x 6'11")

Double glazed window, radiator.

### BATHROOM

Suite comprising low level WC, wash hand basin fitted in vanity unit, double walk-in shower, bath, heated towel rail, tiled splashbacks, double glazed window, extractor fan, inset spot lights.

## EXTERNALLY

At the rear of the property there is a charming garden with patio and steps leading down to a lawn, bordered by shrubs and sleepers, featuring a shed, greenhouse, and gated side access. At the front of the property there is a nice lawn area with various shrubs and sloping tarmac driveway providing parking for up to two cars.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: D

The property is subject to probate which...(has been applied for, has been granted, will be applied for)



Rights of way?

Flood risk area and flooded in last 5 years?

Restrictions/covenants?

Conservation area?

Cladding?

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric

Digital Subscriber Line

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## SIGNATURE

We confirm that the contents of above sale particulars are correct.

Signed:.....

Date:.....

Signed:.....

Date:.....

