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Little Tarkwa Church Lane, Saul,  
GL2 7JY

Price Guide  
£235,000



END-TERRACED BUNGALOW IN NEED OF GENERAL MODERNISATION, NO ONWARD CHAIN, SOUGHT AFTER LOCATION ON OUTSKIRTS OF VILLAGE, GARDEN PLUS DRIVEWAY PARKING FOR ONE CAR, ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, TWO BEDROOMS, SHOWER ROOM, UTILITY ROOM, OIL CENTRAL HEATING. ENERGY RATING: E.

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PROPERTYMARK



# Little Tarkwa Church Lane, Saul, GL2 7JY

## SITUATION

Located on the outskirts of the village of Saul. The village of Frampton-on-Severn is just under a mile away and is famous for its extensive and picturesque village green within walking distance. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close-by including the tow path of the Gloucester/Sharpness canal. Frampton-on-Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is moments away from public walks offering routes across local fields and the nearby canal. The property is also well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

## DIRECTIONS

The property is conveniently located just 3 miles away from Junction 13 of the M5 motorway. Exit at Junction 13 and head North-West on the A419 towards the A38. At the next roundabout, take the first exit onto the A38 and proceed 800 metres and take the turning on the right hand side, just past the Texaco petrol station onto the B4071 signposted Frampton-on-Severn. Upon entering the village and just prior to the Green on the left hand side, turn right onto Whitminster Lane. Proceed 800 metres and take the left hand turning onto Church Lane. Proceed a further 600 metres crossing over the canal bridge and the property will be located on the left hand side.

## DESCRIPTION

This property has been in the same ownership for over 20 years and is now being offered to the market with no onward chain. In need of general modernisation, this end-terraced bungalow occupies a pleasant edge of village location with enclosed garden to side and driveway parking for one. Internally, the property briefly comprises; entrance hallway, kitchen, living/dining room, utility room, two bedrooms and shower room.

## 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).

### ENTRANCE HALLWAY

Double glazed front door and window, radiator.

### UTILITY ROOM 4.62m x 1.53m (15'1" x 5'0")

Base and wall units, roll top laminated work surfaces over, radiator, two roof lights, space and plumbing for washing machine and tumble dryer.

### LIVING/DINING ROOM 4.68m x 2.76m (15'4" x 9'0")

Two double glazed windows to front, radiator.

### KITCHEN 3.16m x 2.93m (10'4" x 9'7")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, under counter space for fridge, floor mounted oil boiler, stainless steel sink, electric oven and hob with hood over, integrated dishwasher, double glazed window to front and double glazed door to side, radiator.

### INNER HALLWAY

Radiator.

### BEDROOM ONE 3.35m x 3.20m (10'11" x 10'5")

Double glazed window to side, radiator, fitted wardrobes, access to loft space.

### BEDROOM TWO 2.61m x 2.20m (8'6" x 7'2")

Double glazed window to side, radiator.

### SHOWER ROOM

Shower cubicle with electric shower, low level WC, radiator, single glazed window to utility room, vanity wash hand basin, storage cupboard.

## EXTERNALLY

The garden is laid to gravel with flower beds, shrubs, tap, power point, oil tank and is enclosed by fence and hedges. There is a driveway providing parking for one car.

## AGENT NOTES

Tenure: Freehold.

Services: Mains electricity, drainage and water are believed to be connected. Oil fired central heating.

Council Tax Band: 'C'

The side footpath is shared with one other neighbour.

Broadband: Not connected.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.

## VIEWING

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

