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78 Woodmancote, Dursley,
GL11 4AJ

Price Guide
£315,000



CHARACTERFUL AND MODERNISED THREE BEDROOM COTTAGE, ATTRACTIVE REAR GARDEN APPROXIMATELY 100 FT IN LENGTH, DRIVEWAY PARKING FOR TWO, WITHIN LEVEL WALKING DISTANCE OF DURSLEY TOWN CENTRE, ENTRANCE HALLWAY, SPACIOUS LIVING/DINING ROOM, KITCHEN, REAR UTILITY, THREE FIRST FLOOR BEDROOMS, BATHROOM, GAS CENTRAL HEATING WITH 'NEST' THERMOSTAT AND NEW BOILER (2023), EXTENSIVE DOUBLE GLAZING. ENERGY RATING: D.

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SITUATION

78 Woodmancote is situated in this convenient position on the outskirts of Dursley in a popular location being within a few minutes walk of the wooded slopes of Stinchcombe Hill. Woodmancote borders an area designated as one of Outstanding Natural Beauty and provides numerous country walks. The property is situated on the A4135 which provides easy access to the town centre having a good range of facilities including Sainsbury's supermarket, independent retailers, swimming pool, library , doctors and dentist surgeries along with Rednock comprehensive school. Both Cam and Dursley have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible via the A38 and M5/M4 motorway network. Cam village has park and ride railway station with regular services to Gloucester and Bristol and onward connections to the National Rail Network.

DIRECTIONS

The property can be found by travelling out of Dursley in a easterly direction on the A4135, continue straight across at the mini roundabout and proceeding for approximately one mile and number 78 can be found on the right hand side just prior to the New Inn.

DESCRIPTION

The cottage provides three bedroom accommodation over two floors and is accessed via entrance hall with utility cupboard off. There is a good size sitting room with fireplace and exposed beams, kitchen and rear utility. On the first floor there are three bedrooms, two doubles and a single along with bathroom. The property has gas fired radiator central heating with smart 'Nest' thermostat and new boiler installed in 2023 and double glazing. The rear gardens are a particular feature of the property and are approximately 100ft in length.

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 HALL

Having wooden front door, double glazed window, radiator, stairs to first floor, tiled flooring.

UTILITY CUPBOARD

Space and plumbing for washing machine.

LIVING ROOM 5.76m x 4.97m (18'10" x 16'3")

Having reconstituted stone fireplace, wood burner, two double glazed windows to front and two double glazed windows to the rear, exposed beam, wooden stable door to rear.

KITCHEN 2.76m narrowing to 2.12m x 2.42m (9'0" narrowing to 6'11" x 7'11")

Having a range of wall and base units with wooden worktop over, Belfast sink with mixer tap, integrated electric hob and cooker, space and plumbing for slimline dishwasher, radiator and built in cupboard.

UTILITY 2.82m x 2.05m (9'3" x 6'8")

Having two double glazed windows, radiator, base units with worktop over, integrated freezer, space for free standing fridge, double glazed roof lantern, cupboard housing gas boiler.

FIRST FLOOR LANDING

Having linen cupboard.

BEDROOM ONE 5.19m x 3.09m (17'0" x 10'1")

Having two double glazed windows to rear and radiator, access to loft.

BEDROOM TWO 3.48m x 2.55m (11'5" x 8'4")

Having double glazed window to rear and radiator, exposed beam, access to loft space.

BEDROOM THREE 3.38m x 2.13m (11'1" x 6'11")

Having exposed beams, built in cupboard, two double glazed windows and radiator.

BATHROOM

Having low level suite comprising wash hand basin with

vanity unit, low level WC, bath with electric shower over, ladder towel rail, double glazed window, part tiled wall.

EXTERNALLY

To the front of the property, there is parking for two cars and steps lead to the front door. The rear garden is a particular feature of the property and is approximately 100ft in length with tiled patio area, slate chippings with garden wall and steps up to large lawn area, pond, various shrubs and stone wall to rear, open fronted covered area, mature apple trees. There is a shared access pathway (shared by two other neighbours) providing rear access via gate to garden.

AGENTS NOTE

All mains services are believed to be connected

Gas fired radiator central heating

Council Tax Band C

There is a rear right of way over the neighbouring garden of 76 Woodmancote.

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see 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.

