



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	94	A	A
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-100) A</p> <p>(65-81) B</p> <p>(48-64) C</p> <p>(32-47) D</p> <p>(16-31) E</p> <p>(0-15) F</p> <p>(0-15) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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38 Brunel Road, Dursley,  
GL11 5DE

Asking Price  
£122,000



MODERN THREE-BEDROOM SHARED OWNERSHIP HOME (40% SHARE AVAILABLE) BUILT IN 2018 WITH REMAINING NHBC WARRANTY, SITUATED ON THE POPULAR BRUNEL ROAD DEVELOPMENT CLOSE TO CAM & DURSLEY STATION.

WELL-PRESENTED ACCOMMODATION INCLUDES KITCHEN, LOUNGE/DINER, CLOAKROOM, FAMILY BATHROOM AND ENCLOSED LOW-MAINTENANCE REAR GARDEN.

EPC: B

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# 38 Brunel Road, Dursley, GL11 5DE

## SITUATION

This property occupies a pleasant position in Brunel Road which is a recently built development on the southern side of Box Road on the outskirts of the village of Cam. Brunel Road is well placed for the 'Park and Ride' Railway Station, which has regular services to Gloucester, Bristol and onward connections to the national rail network. Within a short walk is a petrol station/Spar mini-market and Cam village is approximately three quarters of a mile distant, which has a range of local retailers along with Tesco's supermarket. Cam village has a choice of three primary schools and Rednock Comprehensive School is situated in Dursley town where there can be found a larger range of shopping facilities including Sainsbury's supermarket and recreational facilities including swimming pool, gym, library and Community Centre.

## DIRECTIONS

If travelling from Cam village centre, from the roundabout with Tesco's proceed in a northerly direction on the A4135 for approximately three quarter of a mile passing the Shell petrol station on the left and take the turning on the right signposted Park and Ride Railway Station, continue for approximately 75 metres and take the left hand turning onto Brunel Road. Proceed 50 meters turning right and continue another 50 meters bear round to the left and number 38 will be found on the right hand side.

## DESCRIPTION

This shared ownership property has been in the same ownership from new and was constructed in 2018 and has the outstanding balance of a 10 year NHBC. The current available share is 40% and above through staircasing. The property is leasehold with a 125 year lease which commenced in 2018 and freehold is available upon staircasing to 100% share. The property briefly comprises; canopy porch, entrance hallway, kitchen, living/dining room and cloakroom. On the first floor there are three bedrooms and bathroom. The rear garden has pleasant patio area with side access leading to front and allocated parking bay is close by.

## 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 HALL

Having radiator, stairs to the first floor with under-stair storage.

## KITCHEN 3.38m x 2.57m (11'1" x 8'5")

Having a range of wall and base units. integrated hob and cooker with extractor hood over and splash back, space for; fridge freezer, washing machine and dishwasher. One and a half bowl sink with mixer tap, radiator, double glazed window to front.

## CLOAKROOM

Having low level WC, wash hand basin with pedestal, radiator and extractor fan.

## LOUNGE/DINER 4.68m x 3.89m (15'4" x 12'9" )

Having double glazed window, double glazed door to garden, radiator, thermostat.

## ON THE FIRST FLOOR

### FIRST FLOOR LANDING

Having radiator, access to the loft.

### BEDROOM ONE 3.60m x 3.11m (11'9" x 10'2")

Having two double glazed windows, radiator, built in wardrobe.

### BEDROOM TWO 3.46m x 2.67m (11'4" x 8'9")

Having radiator and double glazed window.

### BATHROOM

Having low level WC, wash hand basin with pedestal, bath with shower over, part tiled wall, extractor fan.

### BEDROOM THREE 3.42m x 1.16m (11'2" x 3'9")

Having radiator and double glazed window.

## EXTERNALLY

At the rear garden, there is a patio area followed by low maintenance astro turf which is all enclosed by wooden panel fencing. There is a garden shed and gated side access leading to the front of the property and the allocated parking space. At the front is a small gravel border that wraps around to the side.

## AGENT NOTES

Tenure: Leasehold

Services: All mains services are believed to be connected.

All prospective buyers must complete a financial planning questionnaire

Full market value: £305,000

Share: 40%

Share value: £122,000

Rent: £498.71 which includes a maintenance charge for the upkeep of communal areas.

Service charge: £47.31

Leasehold term: 125 years (117 years remaining).

Council Tax Band: C

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## AGENTS NOTES TWO

Shared Ownership Criteria:

- You must be in housing need and unable to afford to buy a home on the open market.
- Your household income must be £80,000 or less a year.
- You're a first time buyer (or you used to own a home but can't afford to buy one now).
- You rent a council or housing association property.
- You own a home that is currently 'sold subject to contract' or 'SSTC'

## 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.

