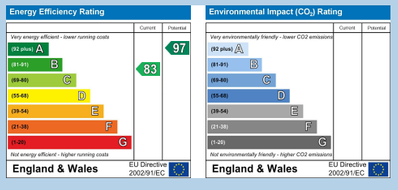
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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73 Poskett Way, Charfield, Wotton-under-Edge,

Offers In Excess Of

£290,000



A BEAUTIFULLY PRESENTED TWO BEDROOM HOME BUILT BY BARRATT HOMES IN 2022, ENJOYING A PLEASANT POSITION WITHIN THIS POPULAR DEVELOPMENT. THE PROPERTY HAS BEEN THOUGHTFULLY MAINTAINED AND ENHANCED BY THE CURRENT OWNERS AND FEATURES A MODERN UPGRADED KITCHEN WITH INTEGRATED APPLIANCES, ATTRACTIVE REAR GARDEN WITH PATIO AND SHED, AND DRIVEWAY PARKING FOR TWO VEHICLES. CONVENIENTLY LOCATED FOR VILLAGE AMENITIES AND M5 JUNCTION 14, WITH THE NEW CHARFIELD RAILWAY STATION CURRENTLY UNDER CONSTRUCTION AND DUE TO OPEN IN SPRING 2027. EPC: B

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The Property Ombudsman
propertymark

73 Poskett Way, Charfield, Wotton-under-Edge, GL12 8FF

SITUATION

The property occupies a pleasant position in Poskett Way which is a popular new build residential area in the village of Charfield. Local facilities include shops, public houses, primary school and playing field. The nearby Cotswold town of Wotton-under-Edge offers a wider range of facilities including Katherine Lady Berkeley Comprehensive School and a range of retailers. Charfield is well placed for junction 14 of the M5 motorway, which is within a few minutes drive. The village is set to benefit from the new Charfield railway station, currently under construction and expected to open in spring 2027. Planned services will provide convenient connections to Bristol in approximately 32 minutes and Gloucester in around 22 minutes, with trains initially running hourly in each direction. The station will also include car parking, cycle parking, a bus stop and accessible pedestrian links.

DIRECTIONS

If entering Charfield from Wotton-under-Edge travelling in a westerly direction on the B4058, continue to the roundabout and proceed straight across towards Charfield village and continue for approximately three quarters of a mile passing the petrol station on the right hand side and continue over the railway bridge taking the next turning on the right onto Poskett Way. Continue for approximately 350m and turn left, No. 73 will be found on the right hand side.

DESCRIPTION

This beautifully presented home was built by Barratt Homes in 2022 and has been lovingly maintained and enhanced by the current owners, who have enjoyed the property since new. The upgraded Gold package kitchen features a range of integrated appliances, while outside, the garden has been improved with a generous patio area, good sized shed and a variety of established shrubs and planting. Finished in a modern, neutral style throughout, the property offers a bright and welcoming home that is ready to move straight into. The property also benefits from the remainder of its building warranty, providing added peace of mind for the next owner.

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

Having composite front door and radiator.

LIVING ROOM 3.92m x 3.64m (12'10" x 11'11")

Having double glazed window, radiator, stairs to first floor, central heating thermostat.

KITCHEN/DINER 3.92m x 2.32m (12'10" x 7'7")

Having a range of wall and base units with integrated appliances including; fridge-freezer, gas hob with electric oven, washing machine and dishwasher, extractor fan, sink with mixer tap, cupboard housing gas boiler, double glazed French doors to rear with double glazed side lights, built in cupboard under stairs.

CLOAKROOM

Low level WC, wash hand basin with pedestal, double glazed window, radiator.

ON THE FIRST FLOOR

LANDING

Having radiator, access to the loft which is partially boarded.

BEDROOM ONE 3.93m x 2.85m (12'10" x 9'4")

Having radiator, double glazed window, built in storage cupboard and room thermostat.

BEDROOM TWO 3.94m x 2.32m (12'11" x 7'7")

Having radiator and double glazed window.

BATHROOM

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





EXTERNALLY

To the front of the property is a driveway providing parking for two vehicles with gated side access leading to the rear garden. The garden comprises; patio, good sized lawn, large shed, outside tap and border with various shrubs and flowers.

AGENT NOTES

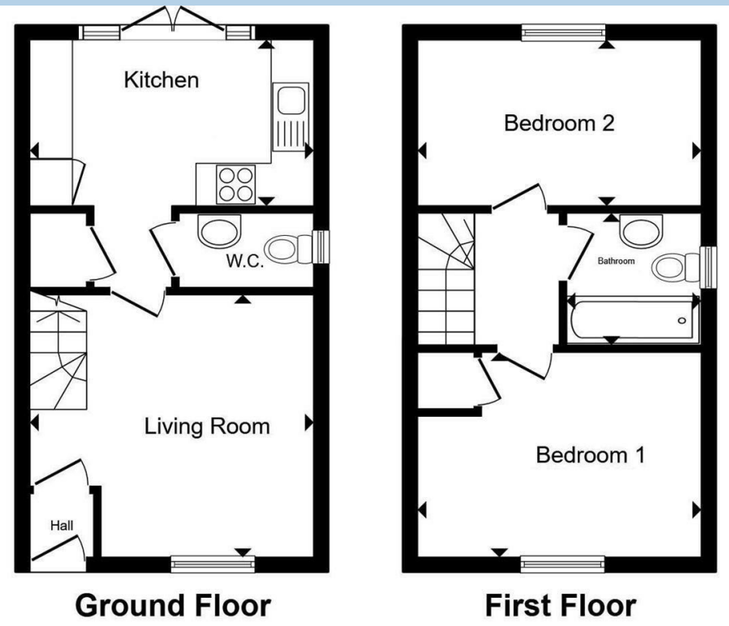
Tenure: Freehold
Title: The property is registered with HM Land Registry under a possessory title. This relates to historic title documentation and is not due to any known issue with the property. Barratt Homes have a comprehensive title indemnity policy in place, and numerous properties on the development have subsequently been sold without issue.
Management charge of £250 annually that is payable to Trinity Property Management.
Services: All mains services are believed to be connected
Council Tax Band: C
Broadband: Fibre to the Premises
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.



Total floor area 58.3 m² (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



