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Townwell House Cottage, Townwell,
Cromhall, GL12 8AQ

Price Guide
£250,000



QUAINT AND INDIVIDUAL COTTAGE, IN SOUGHT AFTER VILLAGE, PERIOD FEATURES, CLOSE TO VILLAGE SHOP, GARAGE, ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, FAMILY BATHROOM, TWO DOUBLE BEDROOMS, OIL CENTRAL HEATING, STONE FIREPLACE WITH WOODBURNER, MUST BE SEEN, ENERGY RATING: F

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Townwell House Cottage, Townwell, Cromhall, GL12 8AQ

SITUATION

This delightful cottage is situated on the edge of this sought after village and is within 100 metres walk of the local village shop. Cromhall is a highly desirable village located in South Gloucestershire and is within three miles of the A38 and junction 14 of the M5 motorway. Cromhall has a primary school and further primary and secondary schooling is within easy reach. Further facilities include St. Andrew's Parish Church, Village Hall and a traditional country pub.

DIRECTIONS

If travelling via the M5 motorway, take the exit at junction 14 and continue in an easterly direction on the B4509. After approximately two miles take the right hand turning onto Tortworth Road and proceed for approximately one and half miles and at the next T junction take the right hand turning to continue on Tortworth Road, continue a further 200 metres and at the T junction take the right hand turn to join the B4058 and straightaway take the left hand turning passing the Cromhall Chapel on the left hand side. Continue on this road and the property is located straight ahead directed by our For Sale board.

DESCRIPTION

This period cottage was constructed in approximately 1870 and has been renovated and updated over the last 20 years. The property has had a new damp proof membrane, been re-plastered, re-wired and has had general maintenance and renovation works. The property has various character features including wooden front door and side wooden window with wrought iron braces, wood panelled fronted and stone tiled porch and large open stone fireplace with woodburner. The property briefly comprises entrance hall, lounge/dining room, kitchen. On the first floor there is a double bedroom, family bathroom, storage area on landing and spiral staircase leading to the top floor where there is a further landing with storage area and master bedroom. The property benefits from views to the open fields and countryside, there is no garden but there is a small laid to lawn section directly in front of the property and separate garage. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.



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

Wooden front door with wrought iron bracing, stairs to first floor, door leading:

LOUNGE/DINING ROOM 4.43 x 3.91 widening to 4.56 (14'6" x 12'10" widening to 15'0")

Under stairs storage cupboard and dining area, two radiators, large stone fireplace with woodburner, double glazed windows to rear and front, small single glazed window to side and two window seats.

KITCHEN 3.33 x 3.16 (10'11" x 10'4")

Radiator, double glazed window to front and rear, fitted kitchen with base and wall units and work surface over, integrated under counter fridge and freezer, electric hob with hood over, integrated washing machine, composite sink and drainer, tiled floor, extensively tiled walls, combination oil boiler in cupboard, exposed beams, stable door to rear.

ON THE FIRST FLOOR

LANDING

Radiator, double glazed window to front, small storage area and spiral staircase to top floor.

BEDROOM TWO 3.49 x 2.76 (11'5" x 9'1")

Radiator, double glazed window to front.

BATHROOM

Corner bath, wc, pedestal wash hand basin, shower cubicle with electric shower, tiled walls, window to rear.

ON THE TOP FLOOR



LANDING.

Radiator, double glazed roof light, exposed wooden purlins.

MASTER BEDROOM 3.54 x 3.88 (11'7" x 12'9")

Radiator, double glazed Velux window to front, exposed wooden purlins.

EXTERNALLY

The driveway to the left hand side of the property leads to the GARAGE (5.38m x 2.48m) and has front up and over door. This property has no garden (only a small laid to lawn area, stone gravel section and stone border to front). There is on-street parking available via Townwell Road.

AGENTS NOTE

Tenure: Freehold
Oil Central Heating
Council Tax Band: D (£2,047.41 payable)

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.

