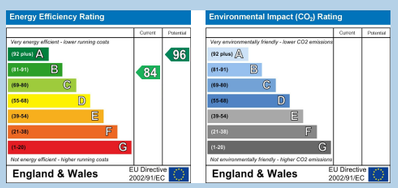
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

10 Barley Close, Cam, Dursley, GL11 5FG

Price Guide
£155,000

THREE BEDROOM SEMI-DETACHED PROPERTY, SHARED OWNERSHIP WITH 50% SHARE AVAILABLE (100% OWNERSHIP POSSIBLE BY NEGOTIATION), NO ONWARD CHAIN, BUILT IN 2022 WITH OUTSTANDING BALANCE OF 10 YEAR BUILDERS WARRANTY, ENTRANCE HALLWAY, LIVING ROOM, INNER HALLWAY WITH CLOAKROOM, KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, MASTER WITH EN-SUITE SHOWER ROOM/3RD WC, ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO, DOUBLE GLAZING PLUS GAS CENTRAL HEATING. ENERGY RATING: B.

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The Property Ombudsman
propertymark

10 Barley Close, Cam, Dursley, GL11 5FG

SITUATION
This property occupies a particularly pleasant position in this modern development off of Box Road in Cam and is on the outskirts of the village being well placed for the 'Park and Ride' railway station; which has regular services to Gloucester and Bristol with onward connections to the National Rail network. There is a Spar shop within a few minutes walk and Cam village is within a few minutes drive; having a Tesco supermarket and a range of local traders. There are three primary schools within Cam, and Rednock comprehensive school is in Dursley, which has a larger range of shopping facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library and community centre.

DIRECTIONS
If travelling from Cam village from the centre at the roundabout close to Tesco supermarket, proceed in a northerly direction on the A4135 for three quarters of a mile. On exiting the village take the right hand turning onto Box Road Avenue signposted Cam and Dursley 'Park and Ride'. Proceed for a further 600m and take the right hand turning onto Blackberry Grove then take the first turning on the right onto Pippin Leaze, taking the next right onto Little Elms. Take the next right turn onto Barley Close and number 10 will be found shortly on the right hand side.

DESCRIPTION
Built by Vistry Homes in 2022, this property still benefits from the remainder of the 10 year builders warranty. Offered to the market with no onward chain, this shared ownership property has a 50% share available with increased ownership shares upon request with 100% ownership leading to the ownership of the freehold. Located towards the outskirts of the development and close to a public footpath and open fields, the property benefits from being towards the end of this development in a quieter position. This home has an enclosed laid to lawn rear garden with side access to front which has driveway parking for two. Internally, the property remains in a very modern and well presented condition and briefly comprises; entrance hallway, living room, inner hallway with cloakroom and kitchen/diner to rear. On the first floor there are three bedrooms, family bathroom and master bedroom having en-suite shower room.

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

CANOPY PORCH

ENTRANCE HALLWAY
Double glazed front door, radiator, stairs to first floor.

LIVING ROOM 4.14m narrowing to 3.31m x 3.65m (13'6" narrowing to 10'10" x 11'11")
Double glazed window to front, radiator, door to:

INNER HALLWAY
Storage cupboard, door to:

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

KITHEN/DINING ROOM 5.14m x 2.96m (16'10" x 9'8")
Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for American fridge freezer, space and plumbing for washing machine and dishwasher, one and half bowl stainless steel sink and drainer, electric oven, gas hob with hood over, gas boiler in cupboard, radiator, double glazed window and French doors to rear.

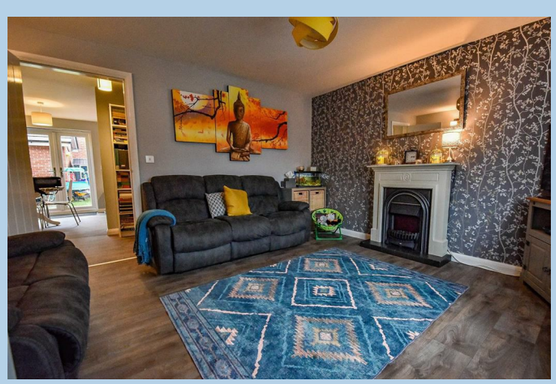
ON THE FIRST FLOOR

LANDING
Access to loft space.

BEDROOM ONE 4.13m narrowing to 3.51m x 3.25m (13'6" narrowing to 11'6" x 10'7")
Double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM
Shower cubicle with mixer shower, low level WC, wash hand basin with pedestal, radiator, double glazed window to side.

BEDROOM TWO 3.37m narrowing to 2.71m x 2.94m (11'0" narrowing to 8'10" x 9'7")
Double glazed window to rear, radiator.



BEDROOM THREE 3.39m (max) x 2.12m (max) (11'1" (max) x 6'11" (max))
Double glazed window to rear, radiator, built in wardrobe.

FAMILY BATHROOM
Bath with shower off tap, low level WC, wash hand basin with pedestal, radiator, double glazed window to side.

EXTERNALLY
The rear garden has flagstone patio, laid to lawn garden with stone gravel section and tap. The rear garden is enclosed by wood panel fencing and wall with side access and gate leading to front which has driveway parking for two.

AGENT NOTES
Tenure: Leasehold (Freehold available at 100% ownership).
Services: All mains services are believed to be connected.
Gas central heating.
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
This is a 50 % shared ownership property with staircasing available through Heylo Housing. (999 year lease commenced in 2022).
£155,000 is for 50% ownership with the full market value of the property being £310,000.
Management Charge: £268.00 payable and reviewed annually by Gateway.
The rental charge for the other 50% share was £468.17 per month as of 01/04/2025.
The full criteria for buyers can be found on the following website: www.homereach.org.uk/general-eligibility

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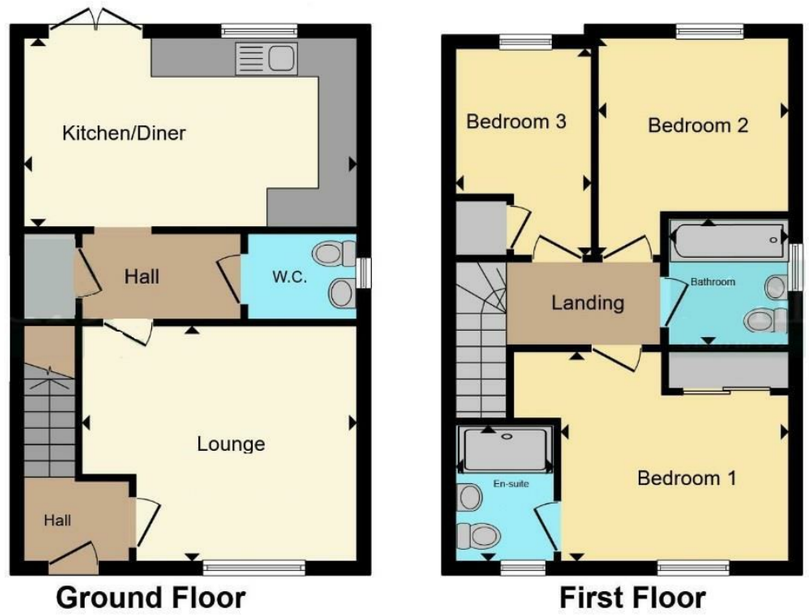
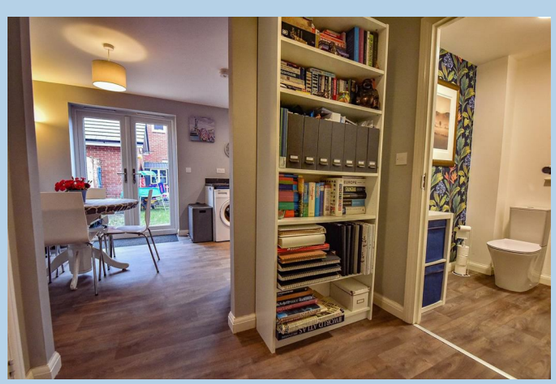


Total floor area 87 m² approx

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.focalagent.com