



Tibbi Dell Bell Lane, Poulton, Gloucestershire, GL7 5JF

Asking Price £550,000

- A mature detached bungalow
- Three receptions, conservatory and kitchen/breakfast room
- Good sized gardens
- Development and/or income potential
- Studio with bedsitting room, kitchenette and shower room
- Double garage
- Two bedrooms to the main accommodation
- Adjoining annexe with kitchenette, sitting room, bedroom and shower room

Tibbi Dell Bell Lane, Poulton, Gloucestershire, GL7 5JF

A mature detached bungalow situated on a good sized plot in the popular Cotswold village of Poulton. In brief, the comprising of an entrance hall, sitting room, snug, dining room, kitchen/breakfast room, conservatory, shower room, cloakroom and two bedrooms. On the first floor is a self contained flat with bedsitting room, kitchenette and shower room. There is also an annexe to the side with kitchenette, sitting room, bedroom and shower room. Outside are mature gardens and a double garage.

Additional Information:

Council Tax Band- D

EPC Rating- E

Freehold



Council Tax Band: D



ENTRANCE PORCH AND LOBBY

Obscure glazed panelled door. Staircase to the first floor accommodation. Doors to rooms.

DINING ROOM

14'2" x 9'5"

Window to front. Updated electric heater.

SNUG

11'10" x 9'5"

French doors to conservatory. Updated electric heater.

KITCHEN/BREAKFAST ROOM

13'9" x 11'10"

Windows and glazed panelled door to conservatory. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Built in dresser. Electric cooker point. Further utility space. Storage heater.

CONSERVATORY

23'2" x 8'3"

French doors to the garden. Tiled flooring. Door to garage.

INNER HALLWAY

Roof access.

SITTING ROOM

18'3" x 14'2"

Large patio doors to the front. Feature mantel. Storage heater.

SHOWER ROOM

8'0" x 6'10"

Obscure glazed window to rear. Suite comprising of a shower cubicle and vanity unit. Dimplex heater. Tiled walls. Airing cupboard.

CLOAKROOM

Obscure glazed window to rear. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks.

BEDROOM ONE

11'10" x 10'0"

Window to rear. Dimplex heater. Fitted wardrobes.

BEDROOM TWO

10'8" x 8'0"

Window to rear.

BEDSITTING ROOM

This is on the first floor and has a separate access from the entrance lobby.

BEDSITTING ROOM

13'3" x 8'8"

Velux window to rear. Built in cupboard. Dimplex heater.

KITCHENETTE

7'0" x 5'3"

Velux window to rear. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Space and plumbing for automatic washing machine. Further utility space.

SHOWER ROOM

9'6" x 5'10"

Velux window to rear. Suite comprising of a shower cubicle, low level WC and vanity unit. Dimplex heater. Airing cupboard.

THE ANNEXE

The annexe is part of the main building and could be accessed from within. Two doors have been sealed which would join bedroom one and the inner hallway.

KITCHEN/SITTING ROOM

14'2" x 10'0"

Glazed entrance door and sidescreen. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further units. Space and plumbing for automatic washing machine. Dimplex heater.

BEDROOM

14'2" x 11'11"

Window to front. Dimplex heater. Fitted wardrobe.

SHOWER ROOM

6'9" x 6'3"

Obscure glazed window to front. Suite comprising of a tiled shower cubicle, vanity unit and low level WC. Ladder radiator.

OUTSIDE

The property is approached via a gravelled driveway that provides parking and turning for several vehicles. A beech hedge gives privacy and the mature gardens have a number of trees and shrubs. Patio. Timber shed. Pedestrian gate to the side.

The mature rear garden is enclosed. Patio. Lawned area with shrubs and trees. Vegetable garden. Greenhouse. garden store. Wildlife pond.

DOUBLE GARAGE

221'8" x 18'5"

Two up and over doors. Power and lighting. Personal door to the conservatory. Car charger that can source the solar panels.

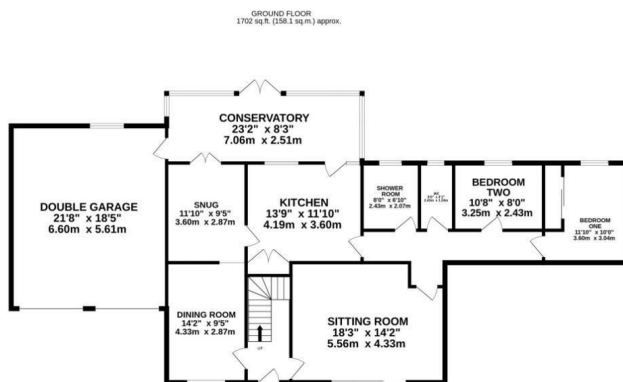
AGENTS' NOTE

There is clearly income potential from the bedsitting room and the annexe. There is scope to bring the accommodation back as one, thus providing a total of four bedrooms. Alternatively, there is tremendous scope to extend the property, subject to any planning permission required.

There are solar panels fitted which will contribute towards costs.

POULTON

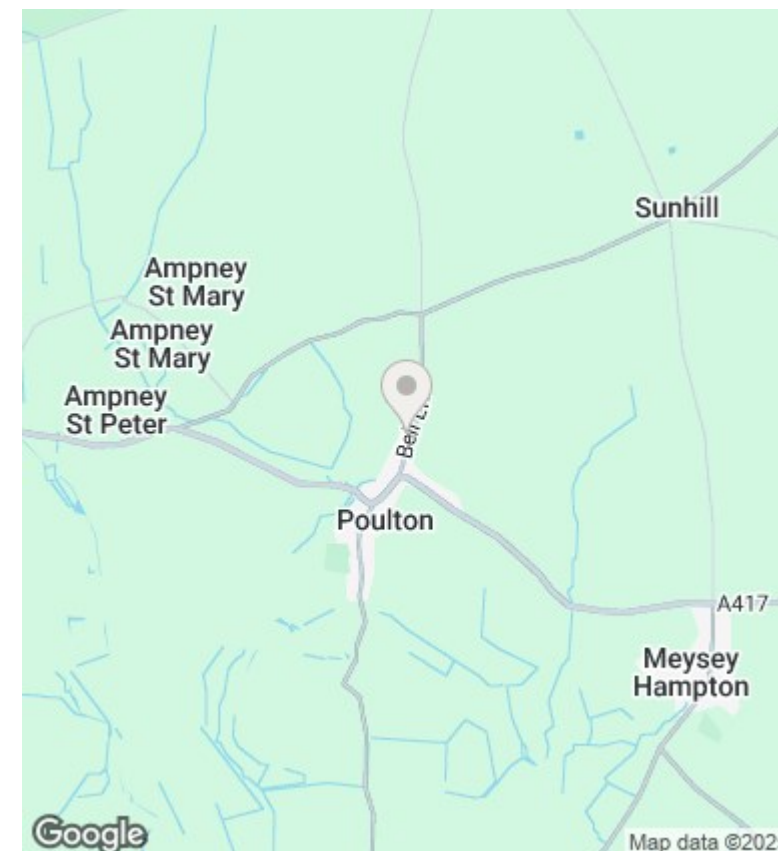
Poulton is a village and civil parish in the English county of Gloucestershire. It lies in the south of the Cotswolds, an Area of Outstanding Natural Beauty. There was a parish church at Poulton by at least 1337. The current parish church, dedicated to St Michael and All Angels was built in 1873. Poulton is a good sized village about 6 miles East of Cirencester with a church and a pub within walking distance. The market town of Fairford provides a wide range of shopping amenities including supermarket, surgery, bank and a leisure centre.



TOTAL FLOOR AREA : 2277 sq.ft. (211.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Fairford, proceed towards Cirencester to Poulton. After entering the village, turn left to Bell Lane on the left hand bend and the property will be found a short distance on the left.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		