



17 TANNER WAY  
WICKWAR  
WOTTON-UNDER-EDGE  
GL12 8FR  
£260,000



**Delightfully positioned within a small development on the outskirts of the pretty village of Wickwar. A wonderful opportunity to purchase this detached property at 50%, under the shared ownership scheme.**

**Constructed circa 2022 by Messrs Linden Homes, this attractive stone finished frontage is not only attractive to the eye, but contains a wealth of benefits over two floors. 'The Laverton' is a popular design amongst many buyers, none more so than with families that appreciate the generous room proportions, particularly to the first floor, where three of the four bedrooms are impressive double rooms.**

**Externally a driveway to the side aspect provides off street parking for three two/three vehicles and in turn provides pedestrian access to the rear garden and vehicle access to the garage. The garage benefits power and light supply and a car charging point. Should the garage be needed as further parking, then the eves would provide a perfect storage area. Gardens can then be found to the front and rear aspect.**

**Internally the property welcomes via an entrance hallway with stairs leading to the first floor and doors providing access to all ground floor rooms. A full width kitchen / diner impresses in size and is bathed in natural light due to the dual aspect windows to the front and rear aspects. The kitchen itself offers numerous fitted units and work surfaces. A utility room provides additional kitchen storage, currently contains the gas combination boiler, with space and plumbing for appliances. The lounge can be found with views and direct access via 'French' doors to the rear garden and offers a comfortable area to sit and enjoy, A handy home office/study, perfect for anyone looking to work from home can be found to the front of the property. Completing the ground floor is the cloakroom, comprising a two piece white suite.**

**Appointed to the first floor, a spacious landing, four bedrooms, three of which are double, with the third being a spacious single room. The principle bedroom benefits en-suite shower facilities, whilst the main bathroom can be found from the landing. Lovely open views can be found from the bedrooms to the rear of the property.**

**The development provides a small playpark suitable for younger children, whilst the surrounding countryside offers some amazing open walks on your doors step. Wickwar is a beautiful village, with a small high street within walking distance to the property. Further afield, Yate is only a short distance away and offers a long list of amenities. For those looking for an easy commute, the motorway network is easily accessible, offering buyers the opportunity to enjoy, quiet countryside living, without being in an isolated position.**

**For families, the area is served by numerous, highly regarded schools. Alexander Hosea Primary School can be found within the village and in walking distance, whilst KLB secondary school offers a free school bus for those pupils residing in the village.**

**50% of the property (full price £520,000) is available to purchase, with further % available in the future. Eligibility rules apply. Further fees are applicable and for a full list of these charges, together with details of the process, please contact Gregorys Estate Agent.**





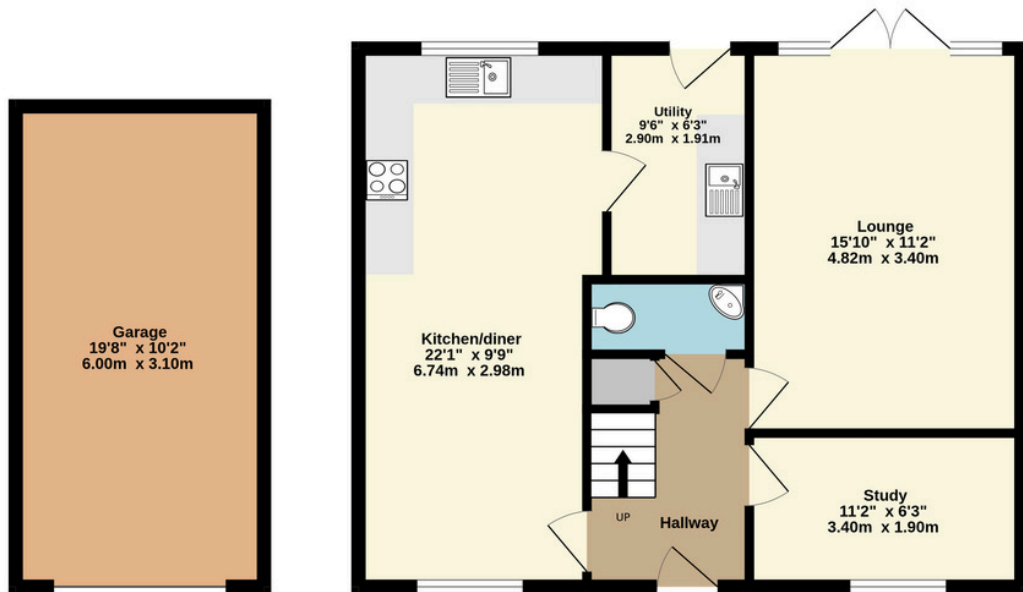




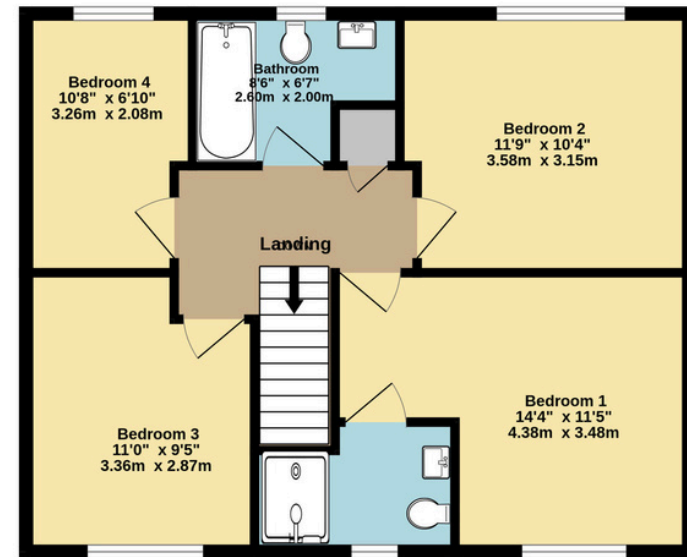




Ground Floor  
805 sq.ft. (74.8 sq.m.) approx.



1st Floor  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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| Energy performance certificate (EPC)   |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
|--|---------------------------|--|---|-----|---|-------|---|-------|---|-------|---|-------|---|-------|---|------|---|---|--|---------|-----------|---|---|
| 17, TANNER WAY<br>WICKHAM<br>GL12 8PS  | Energy rating<br><b>B</b> | Valid until:<br>7 March 2032   | Certificate number:<br>8300-3428-1070-2702-1165 |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| Property type<br>Detached house  |                           | Total floor area<br>113 square metres  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| <b>Rules on letting this property</b>  |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| Properties can be let if they have an energy rating from A to E.   |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ). |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| <b>Energy rating and score</b>   |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| This property's energy rating is B. It has the potential to be A.  |                           | The graph shows this property's current and potential energy rating.   |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| <a href="#">See how to improve this property's energy efficiency.</a>  |                           | Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table>  |                           | Score  | Energy rating                                   | 92+ | A | 81-91 | B | 69-80 | C | 55-68 | D | 39-54 | E | 21-38 | F | 1-20 | G | <table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>A</td> </tr> </tbody> </table> |  | Current | Potential | B | A |
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| 92+  | A                         |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| 81-91  | B                         |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
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| B  | A                         |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |
| For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60   |                           |  |   |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |   |   |



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