

Peter Clarke



3 Dovers View, Weston-Subedge, Chipping Campden, Gloucestershire, GL55 6QS

- Three bedroom home
- Sitting room
- Kitchen/diner
- Utility and cloakroom
- Three bedrooms
- Family bathroom
- Front and rear gardens



£255,000

Three bedroom home located in this desirable Cotswolds village. Sitting room, kitchen/diner, utility and cloakroom all on the ground floor. three bedrooms and family bathroom on the first. Front and rear gardens.

ACCOMMODATION

The front door opens to the hall with stairs to the first floor. Sitting room is located to the front of the property, and other homes have knocked this into the utility behind to create a more open feel. Kitchen/diner with fitted units, pantry cupboard and wood burning stove. The utility has a laundry cupboard, cloakroom and door out to the rear garden. On the first floor there are three bedrooms, two doubles to the front and a third to the rear. Family bathroom with w/c, hand basin and bath with shower over. Outside the house is set back from the road with a front garden laid to lawn. side access leads to the rear garden which is fully enclosed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

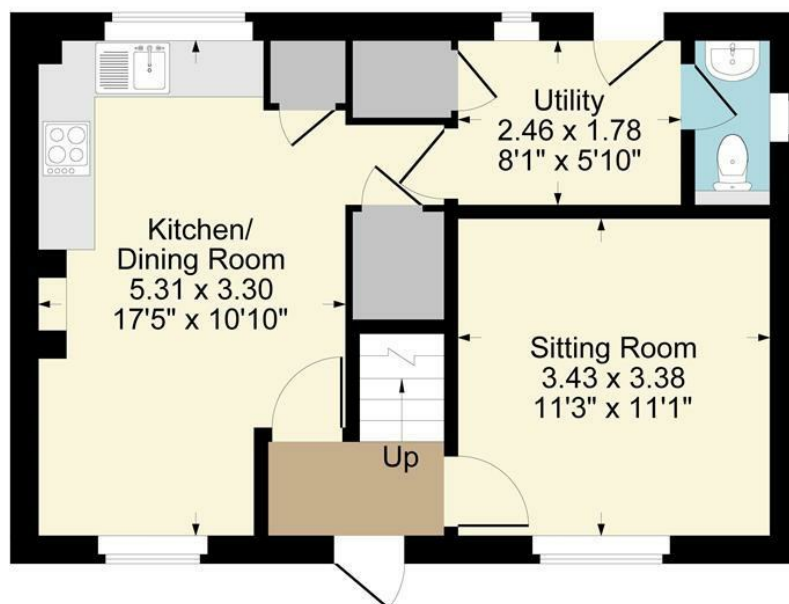
SECTION 157: Section 157 Housing Act 1985 - 3 Dovers View was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

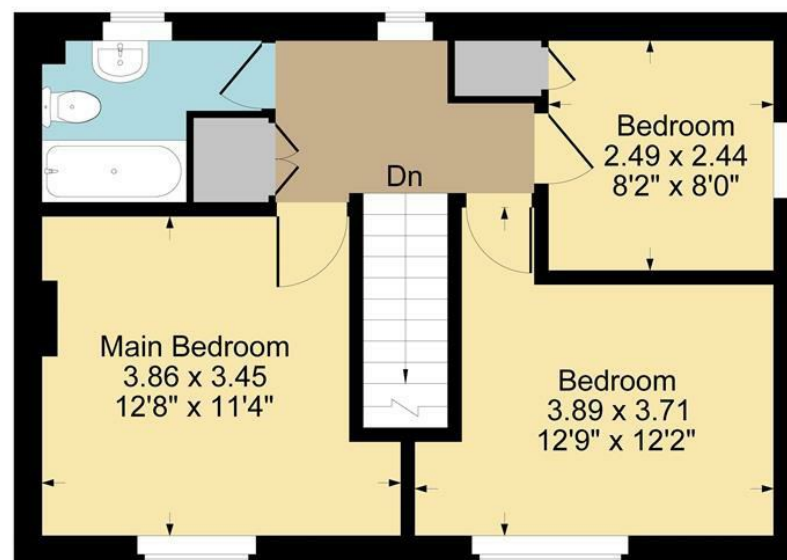
VIEWING: By Prior Appointment with the selling agent.



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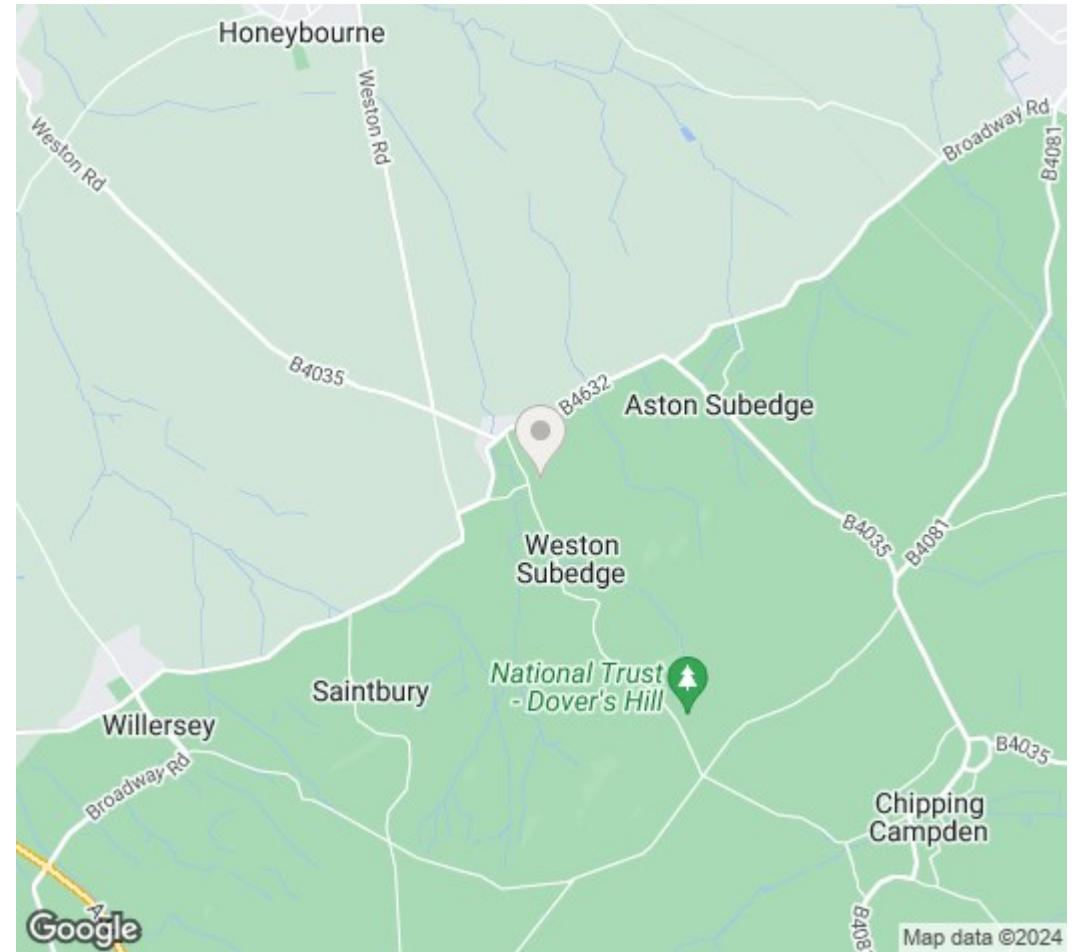
Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 42.47 sq m / 457 sq ft
First Floor = 42.47 sq m / 457 sq ft
Total = 84.94 sq m / 914 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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