

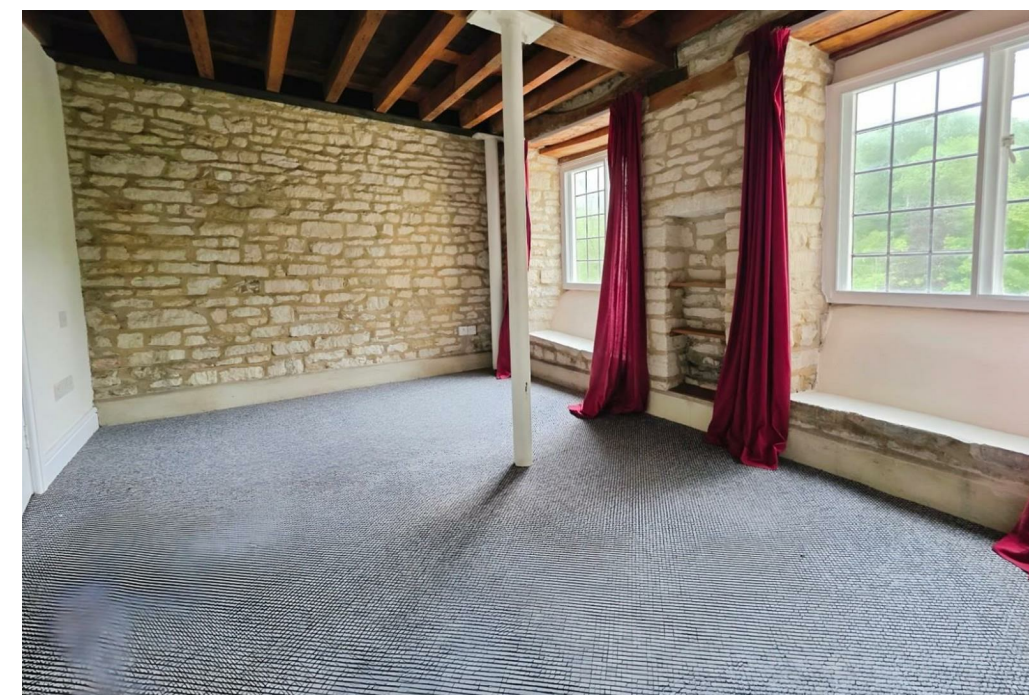
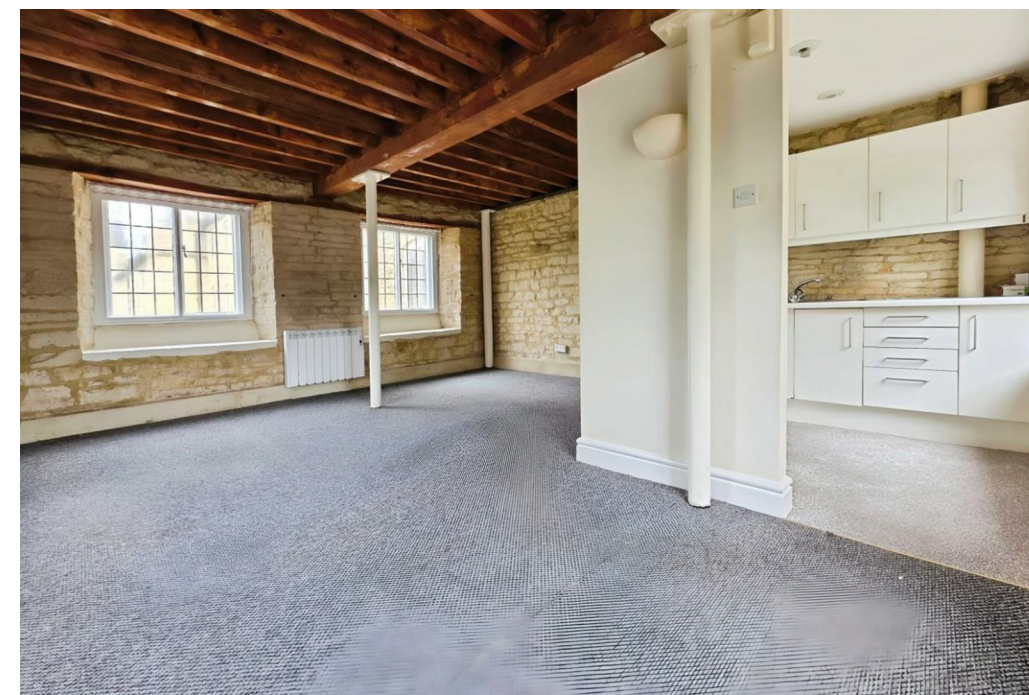


Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5

£220,000



**** NO CHAIN **** Coopers Mill, Dunkirk Mills are amongst the finest surviving mills in Gloucestershire. They are said to have been the best water powered mills in the Nailsworth Valley. They were built in 1741. They were then rebuilt in 1798. Datestones show us that there more additions added later. The apartment is located close to the pool and gym facilities and offers charm and character on 2 floors. Parts of Dunkirk Mill date back to as early as 1798 and these buildings have vast history and immense character throughout. Comprising a communal hall with lift to the 3rd floor, The apartment comprises: A master bedroom with en-suite bathroom, second bedroom. Double doors from the hall lead to the sitting/dining room with kitchen tucked away around the corner, also a family/guest bathroom. The hallway also gives access to a utility cupboard. The property benefits from parking for 1 car on site and there is additional visitors parking. It also enjoys the use of leisure facilities including a gymnasium, sauna, changing facilities and outdoor tennis court. There are extensive communal grounds for residents to enjoy including a BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath, which takes you to Nailsworth and Stroud.



Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

Nailsworth which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

Coopers Mill, Dunkirk Mills can be found on the left hand side before reaching Nailsworth. If you go past the Petrol Station you would have gone too far. If you take the second entrance into the development, park on your left or right. As you walk along in front of the development, you will see the entrance to Coopers Mill to the right of the development.

Communal Entrance

Approached via a key coded communal door with lift access to the third floor.

Apartment Entrance

Electric heater, utility cupboard with plumbing for washing machine and hot water cylinder. Entry phone handset, cupboard with electrics.

Sitting Room/Dining Room 17'2" > 10'9" x 16'2" > 8'8"

Views to the side and front aspects. Two electric heaters, four secondary glazed leaded windows, exposed stone walling and exposed beams, alcoves with shelves, opening to kitchen, arched double doors to the entrance hall.

Kitchen 7'0" x 6'1"

Selection of white wall and the base units with worktops over. Electric oven,

integral fridge, induction hob, extractor, one and a half bowl sink, secondary glazed latched window.

Bathroom 6'4" x 5'6"

A bathroom comprising a panelled bath with mixer tap and telephone style shower handset, pedestal basin, WC, wall heater, shaver point.

Master Bedroom 13'0" x 9'4"

Electric heater, exposed ceiling timbers, 2 secondary glazed latched windows to the front with seats beneath, some exposed stone walling, wardrobe, door to ensuite.

Ensuite Bathroom 7'0" x 5'9" max

Comprising a panelled bath with mixer tap and shower handset, pedestal basin, encased cistern WC, secondary glazed latched window looking towards the brook, extractor, deep window sill, shaver point.

Bedroom 2 11'9" x 7'6"

Secondary glazed latched a window looking towards the Brook with seat beneath.

Outside

Communal Grounds

The development offers residents parking and visitor parking in a dedicated visitor parking area. There is also access to the indoor swimming pool, gym and sauna and outdoor tennis courts and there are beautiful communal gardens and lakes which surround the development.

Council Tax Band

Band B

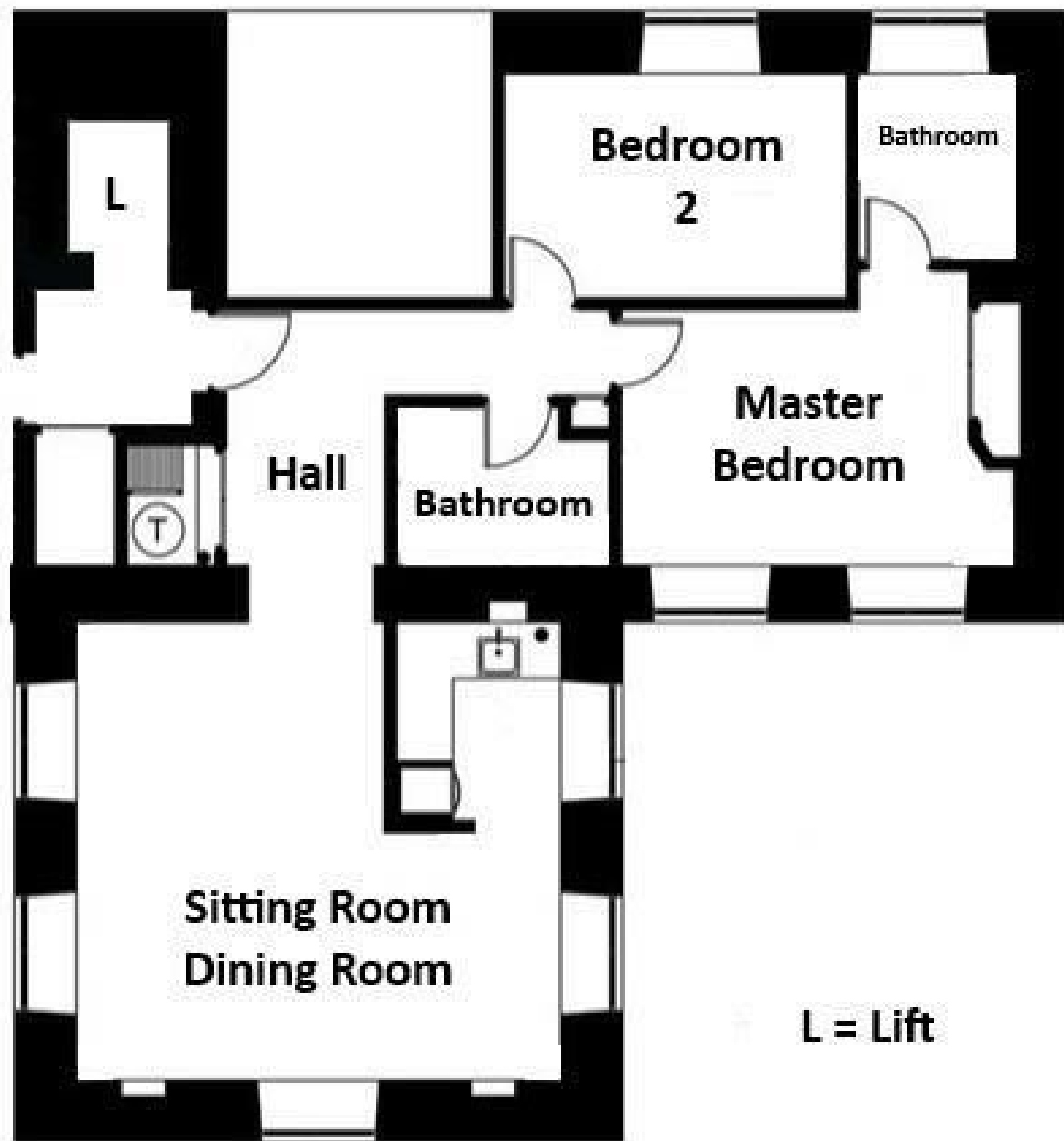
Tenure & Service Charge Information

The apartment is leasehold. The lease is a 199 lease from 1988. Grade II Listed.

The current annual maintenance and management charges. £1864.05 Service Charge per half year (£3728.10 per annum) £701.84 - Estate Charge per half year (£1403.68 per annum). This includes ground rent, buildings insurance and use of the leisure facilities.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



Tenure: Leasehold
Council Tax Band: B

- Dunkirk Mills Development
- 2 Bedroom Apartment
- En-suite To Master Bedroom
- Guest bathroom
- Grade II Listed Development
- Use Of Communal Facilities (pool, gym, gardens)
- Allocated Parking & Visitor Parking
- Sitting Room/Dining Room
- Council Tax Band B
- No Chain!

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.