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50% Shared Ownership

7 Otter Way, Cam,
GL11 5FH

£165,000



50% SHARED OWNERSHIP.

IMMACULATELY PRESENTED THREE BEDROOM HOME OFFERED WITH NO ONWARD CHAIN. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, INNER HALL, WC, KITCHEN/DINING ROOM, MASTER BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM AND A GOOD SIZED REAR GARDEN WITH PARKING FOR AT LEAST TWO CARS AT THE FRONT. EPC: B

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7 Otter Way, Cam, GL11 5FH

SITUATION

This property occupies a particularly pleasant position in this Bovis Homes 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 second right onto Eddy Croft and then take the next right onto Otter Way, the property will be found almost immediately on the right hand side.

DESCRIPTION

This property has been in the same ownership since new and has been kept in immaculate condition by the current owner with improved contemporary décor and benefits from an outstanding balance of the NHBC warranty. The property is deceptively spacious having a good sized lounge, versatile inner hall with large cupboard under the stairs and a light and airy kitchen/diner with access to the rear garden. On the first floor is a nice sized master bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having composite front door, radiator and stairs to first floor.

LOUNGE 3.63m x 4.15m (11'10" x 13'7")

Double glazed window, radiator.

INNER HALL

Good sized under stair cupboard with power and space for tumble dryer.

CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator and extractor.

KITCHEN/DINING ROOM 5.17m x 2.97m (16'11" x 9'8")

Having wall and base units with space for American fridge/freezer, washing machine, dishwasher, one and a half bowl sink with mixer tap, integrated gas hob with electric oven with extractor fan over, pantry cupboard, radiator, double glazed window and French doors leading to the garden.

FIRST FLOOR LANDING

Having access to loft

MASTER BEDROOM 4.51m (narrowing to 3.52m) x 2.96m (14'9" (narrowing to 11'6") x 9'8")

Having radiator and double glazed window.

EN-SUITE

Having wall mounted wash hand basin, low level WC, shower cubical with part tiled wall, radiator, double glazed window and extractor.

BEDROOM TWO 3.41m x 2.13m (11'2" x 6'11")

Having built in wardrobe, radiator and double glazed window.

BEDROOM THREE 3.02m x 2.93m (9'10" x 9'7")

Having double glazed window and radiator.

FAMILY BATHROOM

Having wall mounted wash hand basin, low level WC, bath tub with shower over, part tiled wall, extractor fan, heated towel rail and double glazed window.

EXTERNALLY

Leading from the dining room French doors is a patio area

with continued path leading to the back of the garden to a further patio and garden shed. There is also a raised boarder with level lawn that will be re turfed prior to completion. There is a side gate providing pedestrian access from the front of the property where there is parking for two cars.

AGENTS NOTES

Tenure: Leasehold (125 Year lease commenced 28/05/2021)

This is a 50 % shared ownership property with staircasing available through Heylo Housing.

Buyers must fit criteria, please contact a member of Bennett Jones Partnership for more information.

Current rent is £477.33 pcm which is reviewed annually on the 1st April. This includes a lease management fee of £25.61 pcm and annual building insurance of £150.72 All mains services are believed to be connected.

Council Tax Band: C (£1,902.57 payable)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

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

