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8 Cromwell Close, Newtown, Berkeley,  
GL13 9GA

Asking Price  
**£112,500**



TWO BEDROOM SEMI-DETACHED PROPERTY WITH ALLOCATED PARKING FOR TWO, SHARED OWNERSHIP, GAS CENTRAL HEATING PLUS DOUBLE GLAZING, MODERN AND IMMACULATELY PRESENTED, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, CLOAKROOM, TWO DOUBLE BEDROOMS, SHOWER ROOM, ENCLOSED REAR GARDEN. ENERGY RATING: C.

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# 8 Cromwell Close, Newtown, Berkeley, GL13 9GA

## SITUATION

This immaculately presented house is located in the pleasant development of Newtown situated in Sharpness. The property is within a few minutes walk of the local shop/post office and primary school and close to a public green/play area. The nearby historic town of Berkeley offers a range of shopping facilities and the town is famous for its Castle and Jenner Museum. The nearby A38 gives access to the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

## DIRECTIONS

From the A38 proceed in a southerly direction towards Berkeley turning right onto the B4066 and continue for approximately three quarters of a mile to the roundabout taking the second exit and continue on the B4066 to the next roundabout and take the second exit. Continue for approximately three quarters of a mile taking the first turning on the right signposted Newtown and continue under the railway bridge to the mini-roundabout taking the second turning into Cromwell Close. Continue for approximately 50 metres taking the turning on the left hand side, continue following the road and turn left just after the play area and the allocated parking will be located at the end of the road with the property being located on the right hand side.

## DESCRIPTION

This property was constructed approximately 13 years ago by Persimmon Homes and is being offered to the market under a shared ownership scheme with Cottsway Housing Association. The share amount available to purchase currently is 50% with staircasing available to increase the share amount to a maximum of 100%. The property briefly comprises; canopy porch, entrance hallway, cloakroom, kitchen/breakfast room, living/dining room. On the first floor there are two double bedrooms and modern shower room. The garden is laid to lawn and patio with wooden storage shed and is enclosed by wood panel fencing with gate leading to the two allocated parking spaces.

## 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

## CLOAKROOM

Low level WC, vanity wash hand basin, radiator.

## KITCHEN/BREAKFAST ROOM 4.98m x 2.41m (16'4" x 7'10")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, space for tall standing fridge freezer, space for tumble dryer, space and plumbing for washing machine, electric oven with gas hob and hood over, one and half bowl composite sink and drainer, radiator, double glazed window to front.

## LIVING/DINING ROOM 4.55m x 2.90m (14'11" x 9'6")

Double glazed window and door to garden, radiator.

## ON THE FIRST FLOOR

## SPACIOUS LANDING

Access to loft space which has light, radiator, airing cupboard.

## BEDROOM ONE 4.58m narrowing to 3.41m x 3.28m (15'0" narrowing to 11'2" x 10'9")

Two double glazed windows to front, two radiators, storage cupboard.

## BEDROOM TWO 4.57m x 2.34m (14'11" x 7'8")

Double glazed window to rear, radiator.

## SHOWER ROOM

Walk-in shower with rainfall mixer, vanity wash hand basin, low level WC, heated towel rail, inset ceiling spotlights.

## EXTERNALLY

The rear garden has stone gravel and flagstone patio, laid to lawn and fully enclosed by wood panel fencing. Rear gate leads to allocated parking spaces for two vehicles.

## AGENTS NOTE

Tenure: Leasehold. 99 year lease from March 2012 (86 years remaining).

All mains services are believed to be connected. Gas central heating. There is a water meter.

Council Tax Band: B (£1759.09 payable).

Monthly rent: £144.21 (at 50% ownership) with Cottsway Housing Association  
Monthly service charge: £16.27 which is reviewed annually.  
Buildings insurance: £22.76 per annum.  
£112,500 for 50% share (£225,000 for 100% share).  
Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## CRITERIA FOR SHARED OWNERSHIP

Criteria as follows.

1. Applicants household income is £80,000 a year or less
2. Applicant cannot afford all of the deposit and mortgage payments for a home that meets their needs.

One of the following must also be true:

1. Applicant must be a first-time buyer
2. Applicant used to own a home but cannot afford to buy one now
3. Applicant is forming a new household - for example, after a relationship breakdown
4. Applicant is an existing shared owner and wants to move.
5. Applicant owns a home and wants to move but cannot afford a new home that meets their needs

## 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.

