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Beverley, 3 Venns Acre, Wotton-under-Edge, GL12 7BE

Price Guide  
**£470,000**



THIS SPACIOUS THREE DOUBLE BEDROOM SOUGHT AFTER PROPERTY IS SITUATED IN THE HIGHLY DESIRABLE VENNS ACRE LOCATION, CLOSE TO THE TOWN CENTRE, YET TUCKED AWAY ON A PRIVATE ROAD, AN IDEAL LOCATION. IT IS OFFERED WITH NO ONWARD CHAIN. ALTHOUGH LOVINGLY MAINTAINED OVER THE 50 YEAR OWNERSHIP, IT HAS HUGE POTENTIAL TO ENLARGE AND UPDATE THE ACCOMMODATION, WHICH BRIEFLY COMPRISES, ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, THREE FIRST FLOOR DOUBLE BEDROOMS AND SHOWER ROOM. GARDENS ARE TO THE FRONT, SIDE AND REAR, TWO GARAGES, PARKING AREA PLUS PARKING BAY TO THE FRONT. A GREAT OPPORTUNITY TO OWN THIS SPACIOUS HOME IN A FANTASTIC LOCATION. EPC: D

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# Beverley, 3 Venns Acre, Wotton-under-Edge, GL12 7BE

## SITUATION

Beverley is located in a highly desirable area, which is quiet and tucked away, yet close to the thriving town of Wotton, which offers a variety of amenities including independent retailers, supermarket, restaurants and bars. The town also proudly has its own cinema. There are primary schools, doctors and dentist surgeries along with leisure facilities. Katherine Lady Berkeley Comprehensive School is just on the outskirts of the town centre. Wotton-under-Edge is situated close to the M5 motorway at Falfield (Junction 14) and the A38, which gives easy access throughout the South West.

## DIRECTIONS

Upon reaching the War Memorial at the bottom of Old Town, located at the north east of the town, take the right hand turning onto the High Street (Church Street). Follow the road as it bears right and take the first left onto Clarence Road, follow the road for 150m taking the right hand turning onto Symn Lane. Proceed a further 130m and take the turning left onto Venn's Acre (prior to 'The Keepers' community hub) and the property is the fourth one on the right hand side.

## DESCRIPTION

This semi-detached residence is being offered with no onward chain and has been in the same ownership for over 50 years. It is superbly located close to the town centre and all its amenities, yet tucked away on a private road, making it one of the most desirable locations in Wotton. Beverley has been lovingly maintained throughout ownership, but offers huge potential to enhance the already spacious accommodation, which briefly comprises, entrance hallway with two storage cupboards, a lounge area with double aspect windows, separate dining room with open fireplace and bay window, good sized fitted kitchen and access to double glazed conservatory, which takes advantage of the westerly aspect. On the first floor there are three double bedrooms and a shower room. The property benefits from double glazing and gas central heating. To the front there is a parking bay for one car, a lawned area with borders and side and rear gardens. There are two garages and additional parking. This property is being sold with no onward chain and a viewing is recommended to appreciate its superb location.

## 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 HALLWAY

With double glazed door, radiator, telephone point, stairs to first floor, under stairs storage cupboard and walk-in pantry with window.

## LOUNGE 4.76m x 3.98m (15'7" x 13'0")

With double aspect windows to front and side, radiator, fireplace with gas coal effect fire and wooden surround, picture rail.

## DINING ROOM 4.26m x 3.69m (13'11" x 12'1")

With double glazed bay window enjoying good views, open fireplace, radiator and picture rail.

## KITCHEN 5.13m x 2.69m (16'9" x 8'9")

Fitted with a range of wall and floor units and worktop over, plumbing for washing machine, gas cooker, stainless steel sink unit, two windows to the rear overlooking the garden, one being double glazed and double glazed door opening out into:

## CONSERVATORY

Double glazed and having door out into the pleasant westerly facing garden. There is an electric point, lighting and window blinds.

## ON THE FIRST FLOOR

## LANDING

With storage room with non opening double glazed window.

## BEDROOM ONE 4.67m x 4.12m (15'3" x 13'6")

A large light and airy room with lovely views across to Tor Hill, period fireplace, dual aspect double glazed windows. radiator, picture rail and cupboard housing Vaillant gas combination boiler providing central heating and hot water.

## BEDROOM TWO 4.26m x 3.72m (13'11" x 12'2")

Having built in wardrobe with hanging rail and shelving, radiator, picture rail and double glazed window to front with good views.

## BEDROOM THREE 2.80m x 2.68m (9'2" x 8'9")

With double glazed window to rear, radiator and picture rail.

## SHOWER ROOM

Fitted with a suite comprising double shower unit, low level WC, wash hand basin with storage cupboard under, ladder radiator, part tiled walls and double glazed window to rear.

## EXTERNALLY

To the front there is a parking bay for one car. A gateway leads into the enclosed front garden which is laid mainly to lawn with borders and has hedging to the front, the lawn continues around to the side with borders and shrubs. a pathway leads to the rear gardens which has a pleasant westerly aspect and is laid to lawn and patio and a tall hedge to the rear which gives privacy and there is a useful outside tap. The detached garage has up and over door and there is a further garage, which is one of a block of three. There is also a small area of ground to the rear of the attached garage.



## AGENTS NOTES

Tenure: Believed to be Freehold, but is subject to first registration at Land Registry.

All mains services are understood to be connected.

Council Tax Band: 'D'

Property is accessed by Venns Acre, which is a private road.

This is a probate sale and probate has been granted.

Broadband: Fibre to the an external box.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.

