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Coach House Mews Market Street,
Wotton-Under-Edge, GL12 7AE

Price Guide
£625,000



CHARACTERFUL AND SPACIOUS TUCKED AWAY COTTAGE IN SOUGHT AFTER TOWN CENTRE LOCATION, IN NEED OF GENERAL MODERNISATION, THREE SPACIOUS RECEPTION ROOMS, GARAGE PLUS PARKING, THREE DOUBLE BEDROOMS WITH DRESSING ROOM AND EN-SUITE/3RD WC, LOCATED IN HISTORIC CENTRE OF POPULAR MARKET TOWN, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, SUN ROOM, DOWNSTAIRS SHOWER ROOM, THREE FIRST FLOOR BEDROOMS, MASTER HAVING LARGE DRESSING ROOM PLUS EN-SUITE, FURTHER BATHROOM. ENERGY RATING: E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This characterful coach is located in a very popular tucked away and historic area of Wotton-under-Edge in the town centre which benefits from schooling, shopping and all its amenities. The historic town of Wotton-under-Edge offers a variety of independent retailers, supermarket, primary schools, doctors and dentists surgeries, and proudly has its own cinema and leisure facilities. Wotton-under-Edge is situated within a few miles radius of the M5 motorway and the A38, which gives easy travel throughout the south west.

DIRECTIONS

The property is located close to Wotton cinema, town hall and Swan Hotel and is easily accessible via The Chipping car park off of Symn Lane. Proceed along Market Street, passing the cinema, Star Inn and Town Hall. Prior to the Swan Hotel, turn right and the property will be located straight ahead.

DESCRIPTION

This property has been in the same ownership for a number of years and is now being offered to market with no onward chain. In need of general modernisation, this property offers a truly unique and optimal town centre location in the sought after market town of Wotton under Edge. What separates this property apart further is the tucked away position which also benefits from parking and garage. This attached coach house has plenty of character and historic elements throughout its over 1,800 sq ft internal accommodation with further outbuilding to side. Internally, the property briefly comprises; entrance hallway, living room, kitchen/dining room and downstairs shower room. On the first floor there are three double bedrooms, master having spacious dressing room and en-suite and further family bathroom. To the front of the property there is allocated parking for two vehicles. To the side of the property, an external garden area is rented from Stroud District Council on an ongoing basis.

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

Single glazed window and door to front, radiator, stairs to first floor, double wooden doors opening into:

LIVING ROOM 8.42m x 4.56m narrowing to 3.40m (27'7" x 14'11" narrowing to 11'1")

Two single glazed windows to front and three small single glazed windows to rear, open fireplace, two radiators.

KITCHEN/DINING ROOM 4.56m x 4.29m (14'11" x 14'0")

Fitted kitchen with base and wall units, tiled work surfaces over, space for electric oven and gas hob, extractor over, single glazed window to front and rear, radiator, space for tall standing fridge freezer, double wooden doors to:

SUN ROOM 3.89m x 3.65m (12'9" x 11'11")

Double glazed French doors to garden and double glazed door to front, perspex roof, space and plumbing for washing machine.

REAR HALLWAY

Door to garage, further door to:

SHOWER ROOM

Walk-in shower with electric shower uni, low level wc, wash hand basin with pedestal, radiator.

ON THE FIRST FLOOR

LANDING

Airing cupboard with Vaillant combination gas boiler, further storage cupboard, radiator.

BEDROOM TWO 4.26m x 3.96m (13'11" x 12'11")

Dual aspect single glazed windows to front and side, radiator, two fitted wardrobes.

BEDROOM THREE 3.60m (max) x 3.21m (max) (11'9" (max) x 10'6" (max))

Two single glazed windows to front, radiator.

FAMILY BATHROOM

Bath with shower off tap, low level wc, wash hand basin with pedestal, radiator, single glazed windows to front.

BEDROOM ONE 4.61m (max) x 3.58m (max) (15'1" (max) x 11'8" (max))

Single glazed window to front, radiator, fitted wardrobes, opening into:

DRESSING ROOM 4.59m narrowing to 2.78m x 3.44m (max) (15'0" narrowing to 9'1" x 11'3" (max))

Single glazed windows to side and front, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level wc, wash hand basin with pedestal, radiator.



EXTERNALLY

To the side of the property there is a garden area which is currently rented from Stroud District Council for sole use by The Coach House only. We understand the council are able to continue this agreement with the new owner. On the opposite side of the property there is a GARAGE (5.04m x 3.53m narrowing to 1.77m) which has light and power and double doors opening to front. There is allocated parking for two vehicles and further outhouse (in need of building works).

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas Central Heating.

Council Tax Band: A.

Property is subject to probate which has been granted.

Broadband: Overhead/underground (not fibre).

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENT NOTES TWO

The garden area is currently owned by Stroud District Council who have rented the garden to the owner of this property for a number of years at a cost of £300 per year. They have been asked about the possibility of purchasing the land which they've preferred to rent out instead but this may change in the future. We understand the council are able to continue this agreement with the new owner. The previously agreed rental term was 5 years. The council also require a £200 contribution towards legal costs and £100 towards surveyor cost for the arrangement.

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.

