



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

35 Elm Lodge Hopton Road, Dursley,  
GL11 5PL

Asking Price  
**£140,000**



WELL PRESENTED BUNGALOW ENJOYING EXTENSIVE VIEWS OVER ADJOINING FARMLAND AND CAM PEAK, PLEASANTLY SITUATED ON THIS POPULAR INDEPENDENT LIVING COMPLEX FOR THE OVER 60'S. ENTRANCE PORCH, 27 FOOT LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, DOUBLE BEDROOM, SHOWER ROOM, DOUBLE GLAZING, COMMUNAL FACILITIES INCLUDING GUEST BEDROOMS - GUEST LOUNGE - LAUNDRY ROOM - GARDENS - SUPERB VIEWS - 99 YEAR LEASE COMMENCED 1974 - 48 YEARS REMAINING- NO ONWARD CHAIN - ENERGY RATING E

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# 35 Elm Lodge Hopton Road, Dursley, GL11 5PL

## SITUATION

This well presented bungalow occupies one of the sought after positions on the Elm Lodge scheme. It enjoys extensive views over adjoining farmland and the local landmarks of Cam Peak and Cam Longdown, whilst also enjoying a view towards the tower of Upper Cam Church. Elm Lodge provides accommodation for the over 60s and is well located within attractively landscaped communal gardens. The property is within a few minutes drive of Cam village centre with its growing range of facilities including Tesco supermarket, chemist, post office, independent retailers, doctors and dentist surgeries. The nearby town of Dursley offers a wider range of facilities together with library, swimming pool and a community centre/sports hall. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road approaching the row of Kingshill shops turn right into Kingshill Lane and proceed down the incline. At the bottom bear right into Church Road and continue past the church and bear left into Hopton Road. Elm Lodge will be seen after approximately a quarter of a mile on the right hand side. No. 35 will be shortly located on the right hand side of the entrance.

## DESCRIPTION

This property has been under the same ownership for approximately five years and has been maintained to a good standard and is carpeted to the living/dining area and bedroom with Lino to the kitchen and shower room. The property has previously had the storage area removed next to the bathroom creating a larger and more spacious shower room. The property briefly comprises entrance porch, living room with dining area, modern fitted kitchen, spacious shower room and double bedroom. To the rear of the property there are extensive views to the communal gardens adjoining the open fields to the rear with far reaching views to the country and hillsides. Properties in this location rarely become

available and we recommend a viewing at your earliest opportunity.

## ACCOMODATION

(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).

## PORCH

PVC double glazed front door and further double glazed door leading to:

## LOUNGE/DINING ROOM 8.21m x 3m (2.12m) (26'11" x 9'10" (6'11"))

Double glazed window to front, double glazed sliding door to rear with extensive views to countryside. electric panel radiator.

## KITCHEN 3m x 2.13m (9'10" x 6'11" )

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for tall standing fridge/freezer, electric oven, hob and extractor over, ceramic one and half bowl sink and drainer, double glazed window to front, plumbing for washing machine, splashback and access to loft space with hot water tank and immersion heater supplying domestic hot water.

## BEDROOM 3.04m x 2.41m plus wardrobes (9'11" x 7'10" plus wardrobes)

Double glazed bow window to rear with views, fitted range of wardrobes and electric panel radiator.

## SHOWER ROOM

Having vanity wash basin with cupboard under, shower cubicle with mixer shower, w.c. stainless steel towel rail and window to side.

## EXTERNALLY

Throughout the development there are landscaped well kept communal gardens which are mainly laid to lawn with numerous shrubs and mature trees. Directly to the

rear of this property there is a paved seating area looking directly over the adjoining farmland and countryside beyond.

## AGENTS NOTE

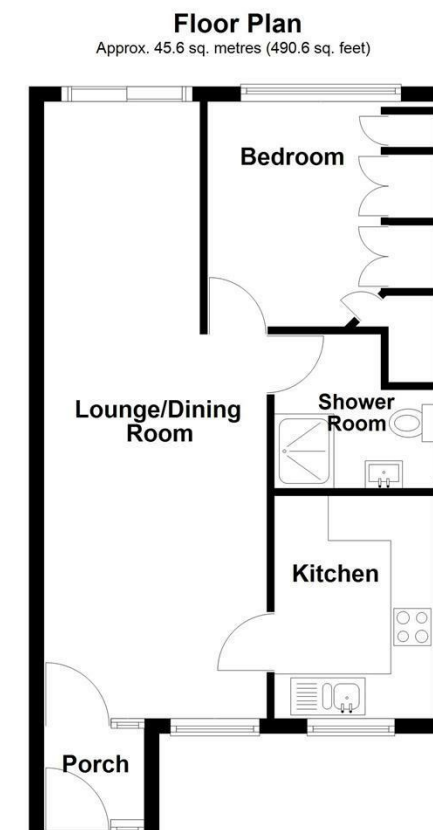
Tenure: Leasehold - 99 year lease commenced in 1974.  
Maintenance Fee: TBC  
Ground Rent: £25 /per annum.  
Council Tax Band: 'A'  
Services: Mains electricity, water and drainage.  
Broadband:Unknown  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Parking - spaces can be available on request from management company.

## VIEWING

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

## 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.



Total area: approx. 45.6 sq. metres (490.6 sq. feet)  
35 Elm Lodge, Hopton Road, Cam, Dursley, GL11 5PL

