



**Perth, Stonehouse GL10 2PT**  
**£318,500**





## Perth, Stonehouse GL10 2PT

• Detached house built in 2020 • Three double bedrooms • Kitchen/breakfast room and sizeable living room/diner • Jack and Jill bathroom • Rear garden with hot tub • Approximately 6 years remaining on the warranty • Chain free • Freehold • Council tax band D (£2,421.63) • EPC rating B84

**£318,500**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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**www.naylorpowell.com**

### Entrance Hall

uPVC double glazed door to entrance hall. Access to living room/diner, kitchen/breakfast room and cloakroom. Stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed window to rear elevation and uPVC double-glazed bi-fold doors leading to the rear garden. Two radiators.

### Kitchen/Diner

uPVC double-glazed window to front elevation. Range of wall and base units with one and a half bowl sink, integrated gas hob with extractor over. There is a useful breakfast bar and space for fridge freezer, washing machine and dishwasher. uPVC double glazed door to the side, giving access to the rear garden. Radiator.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and vanity wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Door to Jack and Jill bathroom. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over.

### Outside

To the side of the property there is a single garage with a driveway. The property provides off-road parking for three vehicles and a side gate leading to the rear garden. The garden can also be accessed via

the living room/diner as well as the kitchen. The garden is laid to patio with a seven person hot tub taking centre stage and a retractable canopy.

### Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

### Material Information

Tenure: Freehold.

Warranty: approximately 6 years remaining.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,421.63 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

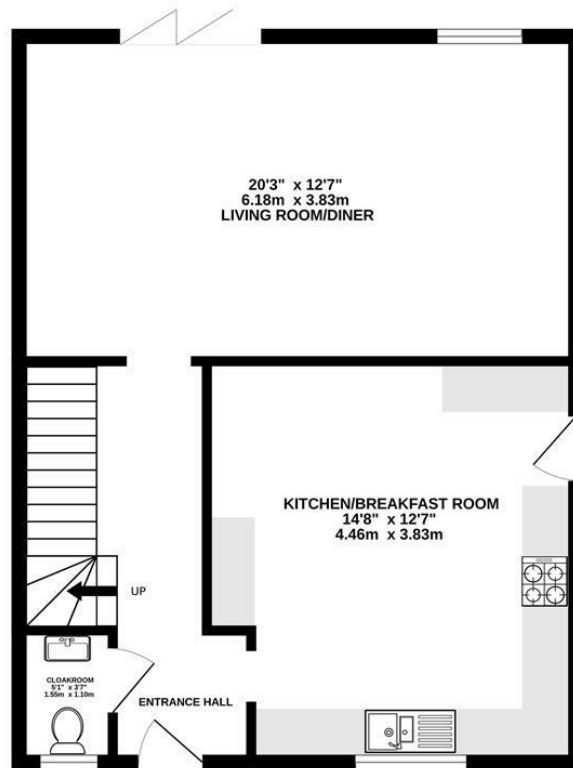
Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 9000 Mbps (ultrafast).

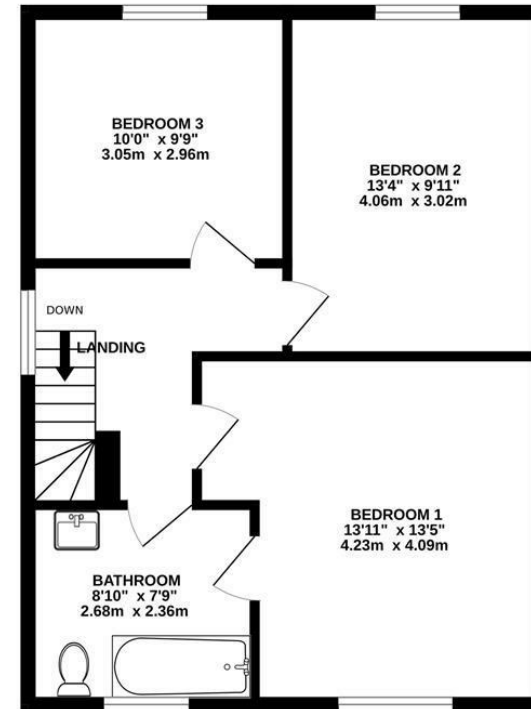
Mobile phone coverage: EE, Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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