



**Court View, Stonehouse GL10 3PJ**  
**£208,000**





## Court View, Stonehouse GL10 3PJ

• Two bedroom coach house • Well-proportioned accommodation throughout with two double bedrooms and ample storage • Garden area • Garage with power • Off-road parking for one vehicle • Service charge - approximately £1,534.00 per annum (correct as of bill dated 23rd January 2025) - reviewed annually • Ground rent - approximately £164.00 per annum - £82 paid 6 monthly - reviewed annually • Leasehold - 999 years from January 2001 with approximately 974 years remaining until January 3000. • Council tax band B (£1,883.49) • EPC rating D64

**£208,000**



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

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### Entrance Hall

Wooden door to entrance hall and access to garage. Stairs rising to first floor. Radiator.

### Landing

uPVC double-glazed window to front elevation and wooden door to accommodation.

### Hallway

Access to all accommodation. Three storage cupboards. Radiator.

### Living Room

uPVC double-glazed window to front and rear elevation. Feature fireplace. Two radiators.

### Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring gas hob, oven, integrated fridge/freezer and space for washing machine. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Wardrobe. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower cubicle. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

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

### Outside

The property has off road parking for one vehicle in front of the garage, the garage can be accessed from inside the property or the up and over door and it benefits from power. The low-maintenance garden

creates a space for socialising and is fenced to create a private feel. The property does benefit from the ownership of an additional lawned space.

### 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: Leasehold - 999 years from January 2001 with approximately 974 years remaining until January 3000.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Ground rent: approximately £164.00 per annum - £82 paid 6 monthly - reviewed annually.

Service charge: approximately £1,534.00 per annum (correct as of bill dated 23rd January 2025) - reviewed annually.

Management company: First Port.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

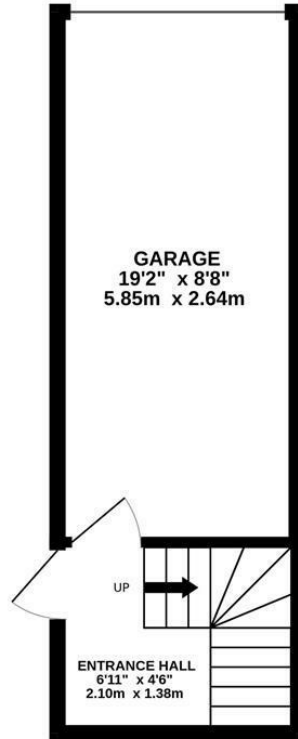
Heating: gas central heating.

Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

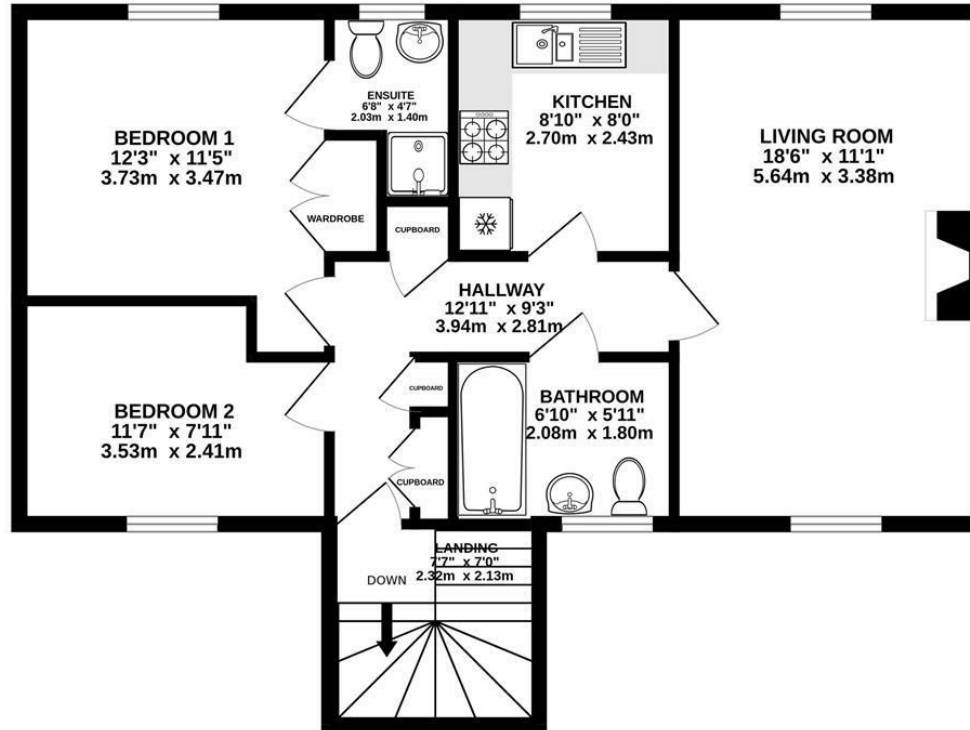
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).



GROUND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



FIRST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

