

hunter  
french



12 St. Arilds Road, Didmarton, Gloucestershire, GL9 1DP



An exciting opportunity to acquire this three-bedroom semi-detached home in the popular village of Didmarton. The property is in need of light updating throughout and is offered to the market with no onward chain.

St Arilds Road is a peaceful cul-de-sac of properties believed to have been built in the 1960's. The property offers accommodation set across two floors that reaches approximately 1096sq.ft and subject to the relevant permissions, offers great scope to enlarge further if a new owner desired. The village of Didmarton is perfectly placed for access to the local market towns of Tetbury, Nailsworth and Malmesbury, as well as providing easy links to both Bath, Bristol and the motorway network to the south.

This property is entered into via the front door into a glazed porch before leading into the welcoming entrance hallway. From here, there is access into the sitting room, kitchen/dining room and stairs that rise to the first floor, along with two useful store cupboards. To the right-hand side of the hallway is the sitting room. This is a great size with picture window to the front of the property allowing plenty of natural light into the room. A bath stone fireplace sits centrally within this room with an electric fire inset, making a great focal point of the space. The good-sized kitchen/dining room stretches across the rear of the property with a window and patio doors opening onto the garden. The kitchen is equipped with fitted wall and base units along with space for the expected appliances. The oil-fired central heating boiler is located in this room, neatly fitted within the base units. The current owners had added a modern glazed conservatory running along the side of the property that creates another useful reception area plus a storage room to the rear, which could be adapted to make a great utility room. There is also access to the rear garden from here.

Rising up the stairs to the first floor there is a light and bright landing space with access to all three bedrooms and the family bathroom. Two of the bedrooms are of double proportions and the third a single. One of the doubles and the adjacent single are positioned to the front of the house both benefitting from large windows that enjoy a wonderful view over the Cotswold countryside. The other double room is to the rear of the property and is accompanied by a useful shower room. Completing the first floor is the main bathroom which has a white suite comprising a bath, sink, toilet and a heated towel rail.





Externally, there is a private rear garden that benefits from a southerly aspect. The garden is mainly laid to a patio making it a fantastic social space to enjoy during the summer months. To the front of the property is a block paved private driveway for multiple vehicles, along with some raised borders.

We are told the property is connected to mains services of water, drainage and electricity. The heating is fired by oil. Council tax band C (Cotswold District Council). The property is freehold.

EPC – Awaited

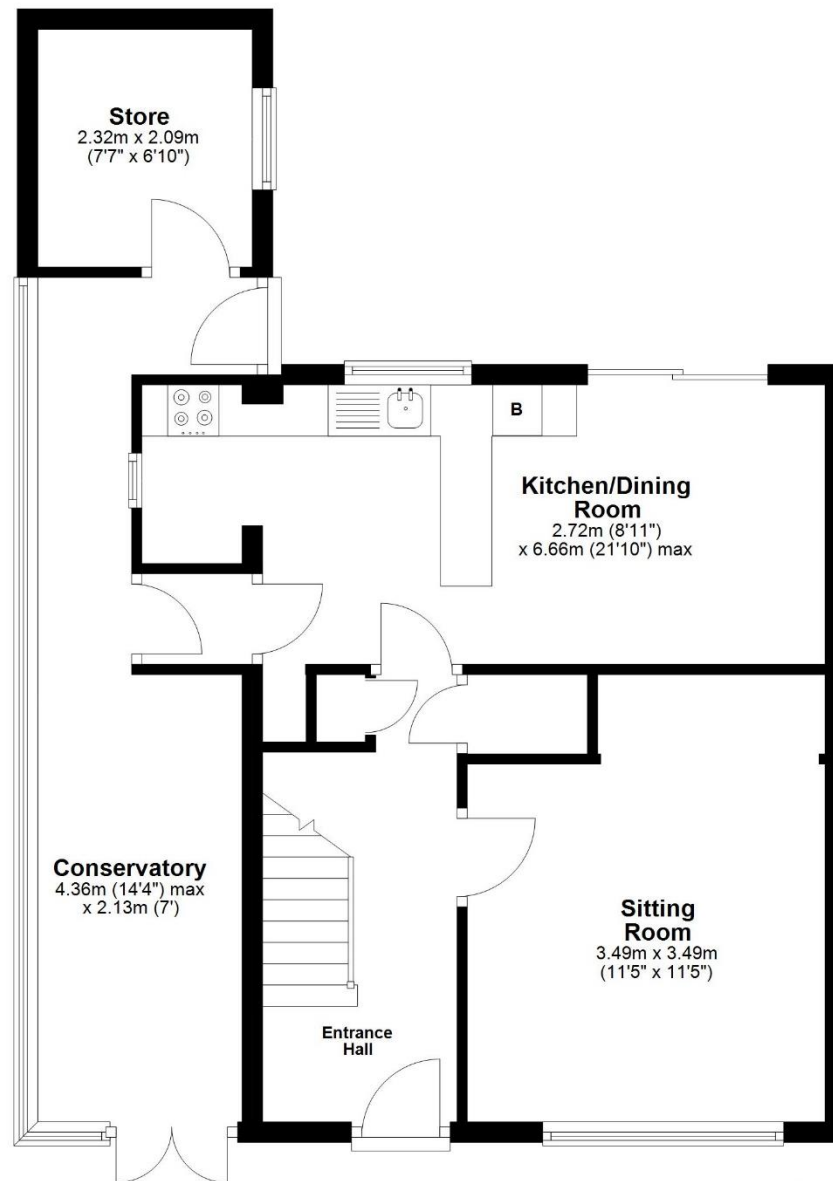
Agents Note - Under the terms of Section 157 of the Housing Act 1985, a purchaser will need to meet certain criteria to qualify. Please contact the office for more information.

Guide Price £350,000



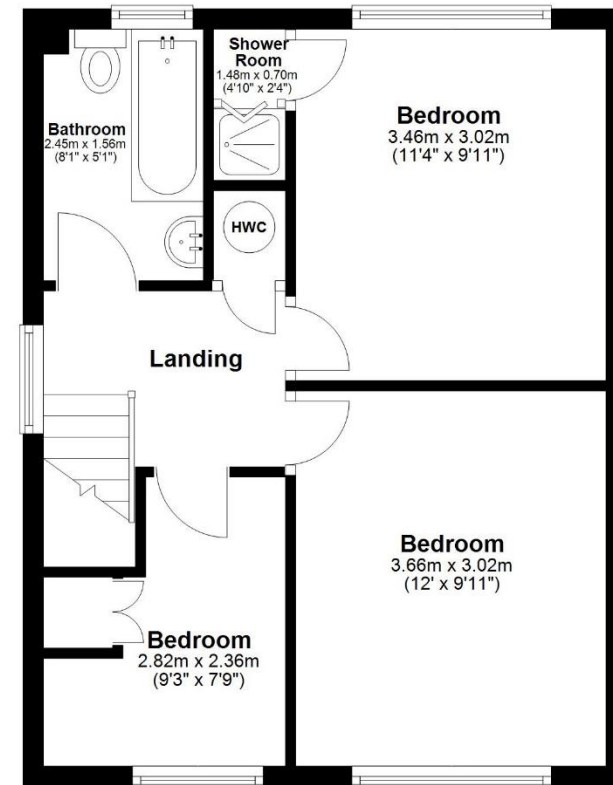
## Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)

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