



JAMES PYLE[®] & CO.



37 Birgage Road, Hawkesbury Upton, Badminton, Gloucestershire, GL9 1BH

Shared Ownership End of Terrace Home
Three Bedrooms
Living Room
Kitchen/Dining Room
Conservatory
Parking for 2 Cars
Sunny Gardens
70% Share Available
Rent £171.88 pcm

Approximately 1,064 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £192,500

‘Shared ownership 70% share available. Located on the edge of this highly popular village adjoining fields with uninterrupted countryside views, an end of terraced three bedroom home with parking and sunny gardens’

The Property

This end of terraced home is positioned at the very far end of this cul-de-sac adjoining open fields with excellent uninterrupted views. The property is located in the sought-after village of Hawkesbury Upton within walking distance to many amenities including the primary school.

The accommodation extends to just over 1,000 sq.ft. with the ground floor comprising an entrance hall with cloakroom WC off, dual aspect living room complete with wood burner, and an open plan kitchen/dining room which has the addition of an adjoining conservatory leading to the garden. Upstairs, there is good built-in storage and three bedrooms plus the family bathroom.

There is off-road parking for two cars in front of the property and both a front and rear garden which benefit from the sun all day. To the side of the property there is a

timber-built lean-to which provides excellent storage. The rear garden is landscaped with a patio terraced and raised lawn.

Situation

Hawkesbury Upton is a highly sought-after village surrounded by Cotswold countryside with the Badminton Estate home to the famous Badminton Horse Trials located only a few miles away. The village has a range of facilities including a popular primary school, two public houses, village shop, a post office, farm shop and an active village hall whilst sporting facilities include tennis courts and a cricket ground. The market towns of Wotton-under-Edge and Tetbury are both within 10 miles which have a further range of amenities and schools.

The village is conveniently located only a 10 minute drive to junction 18 of the M4, perfect for commuting to Bristol, Bath and



London as well as the M5 for further travel. Yate train station is less than 10 miles away with regular services.

Shared Ownership & Services

This property is available to buy under the shared ownership scheme with Rural Housing Trust with a 70% share available (open market value £275,000). The payable rent on the 30% share owned by Rural Housing Trust is £171.88 pcm.

Under the terms of the S106 Planning Agreement, there are restrictions on who can apply to purchase the property within the first 3 months of marketing. The potential purchaser needs to have a close connection to the village, or the adjacent parishes. After this period, the property can be sold to anyone needing a shared ownership home who cannot afford the property at open market value.

For full restrictions and guidelines, please see <http://ruralhousing.org.uk/guidelines-for-applicants/>

The property has solid fuel heating, mains drains, water and electricity.

Directions

Entering Hawkesbury Upton from the M4, take the second sharp left hand turn into Sandpits Lane. After a short distance take the right hand turn into Birgage Road and follow the road all the way to the end to find the property as the last house in the right hand corner. GL9 1BH

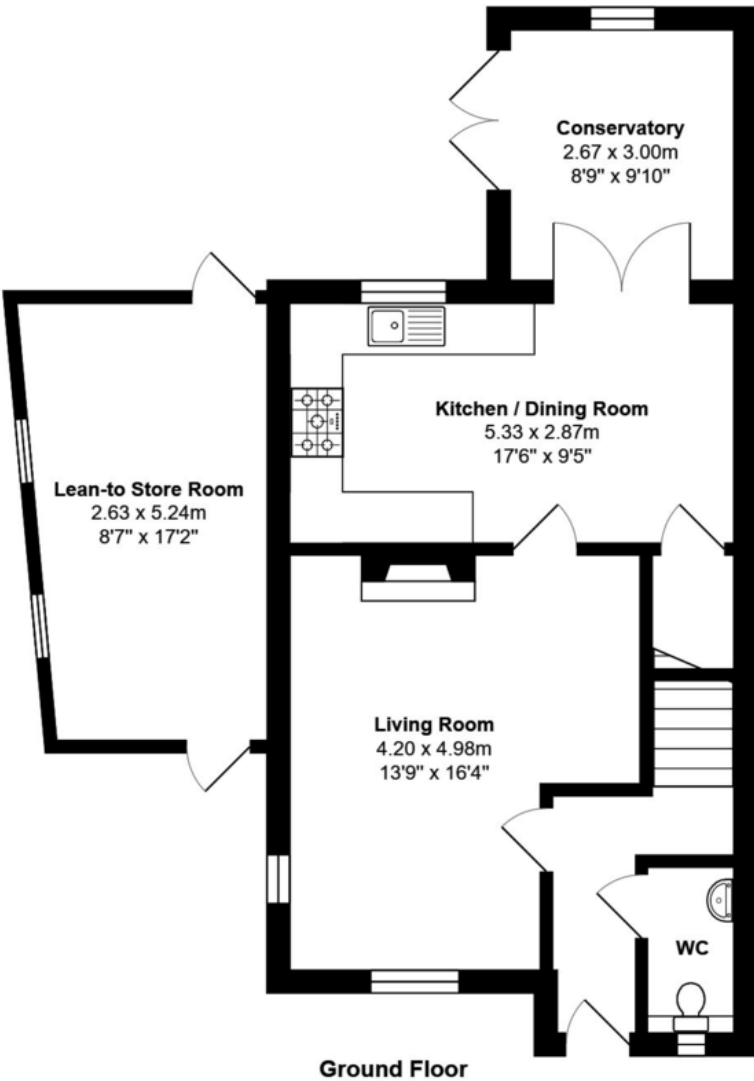
Local Authority

South Gloucestershire Council

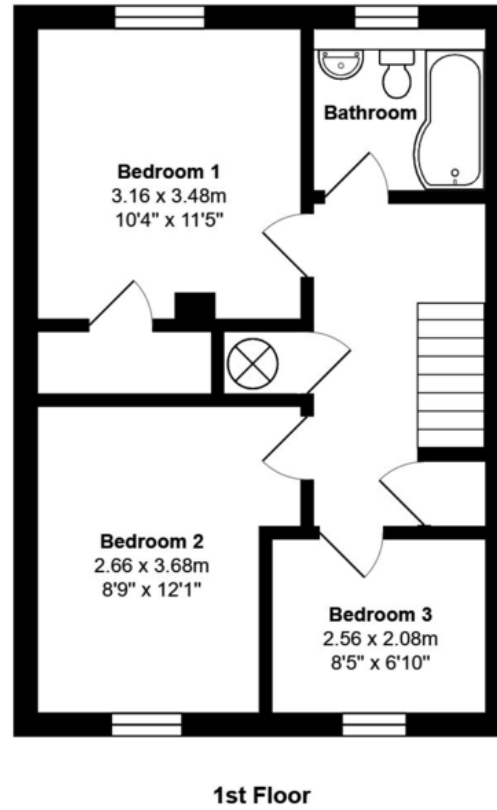
Council Tax Band

C £1,667





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



Total Area: 98.8 m² ... 1064 ft² (excluding lean-to store room)

All measurements are approximate and for display purposes only



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