



40 The Manor, Church Road, Churchdown, GLOUCESTER, Gloucestershire, GL3

£235,000

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**Farr & Farr** Sales  
Lettings

**40 The Manor, Church Road ,  
Churchdown, GL3 2HT.**

**£235,000**

2 BEDROOMED BUNGALOW in the extremely desirable complex for the over 55's in the heart of Churchdown Village.

An entrance hall leads through to a light and spacious lounge/dining room which opens into the kitchen. The master bedroom has a variety of fitted wardrobes and furniture, the second bedroom is also a good size and a spacious modern shower room completes the property.

The bungalow has the added benefit of a brand new Worcester combination gas central heating boiler, fitted kitchen and its own good size rear patio overlooking the well maintained communal gardens.

The Manor is located on Church Road with a variety of shops, other amenities and bus services to Cheltenham and Gloucester. A communal lounge hosts events for residents and parking is available.

**Entrance Hall**

Via double glazed door. Doors to lounge, Bedrooms 1 & 2 and shower room. Access to the loft space. Storage cupboard and separate airing cupboard housing brand new Worcester combination gas central heating boiler.

**Lounge 15' 3" x 11' 10" (4.64m x 3.60m)**

Coal effect electric fire with surround. Wall mounted radiator. Double glazed patio door to rear patio. Door to kitchen.

**Kitchen 8' 11" x 6' 7" (2.72m x 2.01m)**

Range of base and wall mounted units. Stainless steel sink unit with single drainer and mixer tap. Double glazed window to rear. Electric oven, hob and extractor. Further appliance space. Part tiled walls. Wall mounted radiator.

**Bedroom One 11' 10" x 10' 2" (3.60m x 3.10m)**

Double glazed window to front. Wall mounted radiator. Two built-in wardrobes plus built-in dressing table and drawers.

**Bedroom Two 9' 6" x 8' 11" (2.89m x 2.72m)**

Double glazed window to front. Wall mounted radiator.

**Shower Room**

Built-in shower cubicle. Low level WC. Vanity sink unit with storage. Wall mounted radiator.

**Front Of Property**

Pathway to door.

**Rear Of Property**

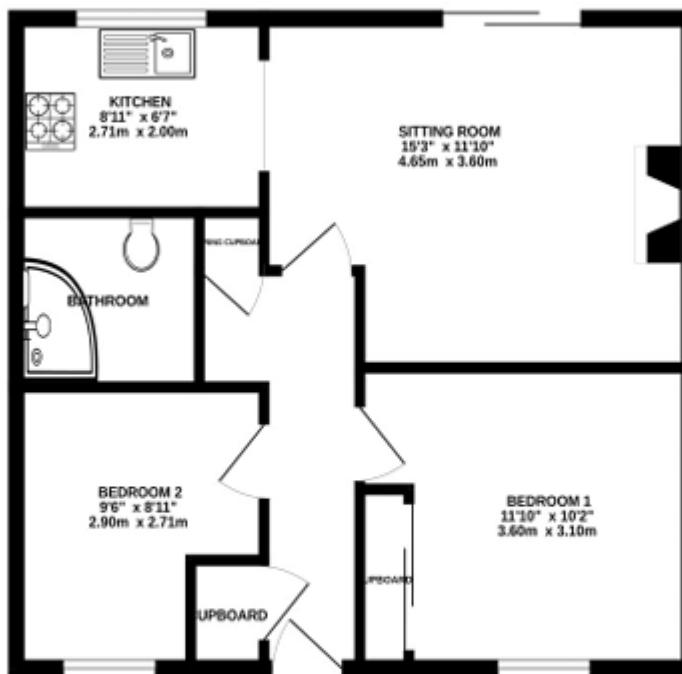
Own patio area, Communal gardens.

Lease: 125 yrs from 01/08/1987 Over 55's Service charge currently: £1592 paid annually Yearly Insurance: £123.50. Please note that this property is subject to an exit fee upon resale. The fee is payable to the freeholder and is typically calculated as a percentage of the resale price dependent on the length of ownership. As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property and to provide an opportunity for any questions regarding the community's rules, services, and living arrangements.

Please note: - In accordance with the Estate Agents Act 1979 we confirm the vendor is related to an employee of Farr & Farr Estate Agents.



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and may not be to scale. This plan is for illustration purposes only and should not be used as such for any legal documents or contracts. This plan is for illustration purposes only and should not be used as such for any legal documents or contracts. The service area, garage and parking areas are not shown and no guarantee is given as to their operability or otherwise from the plan. Drawn with AutoCAD 2004

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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