17 Fieldview Park
The Leigh, Gloucester GL19 4AA

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR

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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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

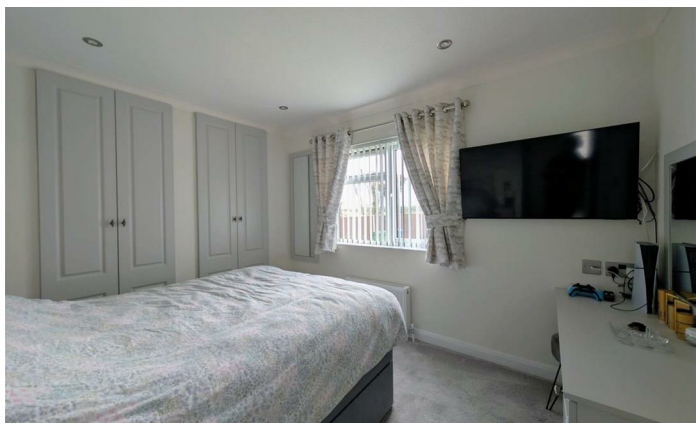
£205,000

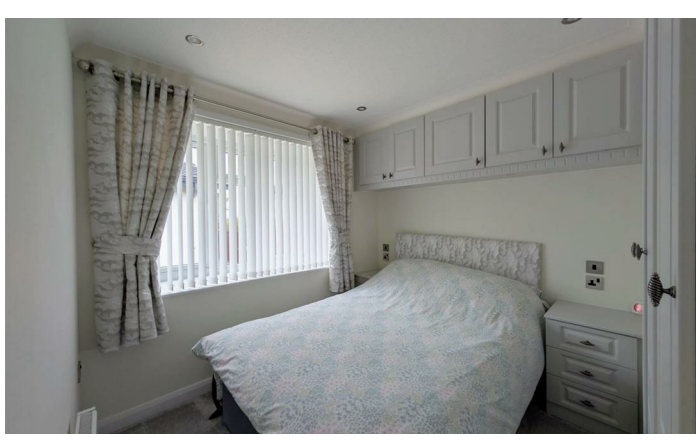
Stunning one year old 40ft x 20ft park home for the over 45's with a 19ft fitted kitchen/diner that has built in appliances, a 19ft lounge with a media wall and a flame effect fire, an en-suite shower room and block paved off road parking situated on a small well maintained site.

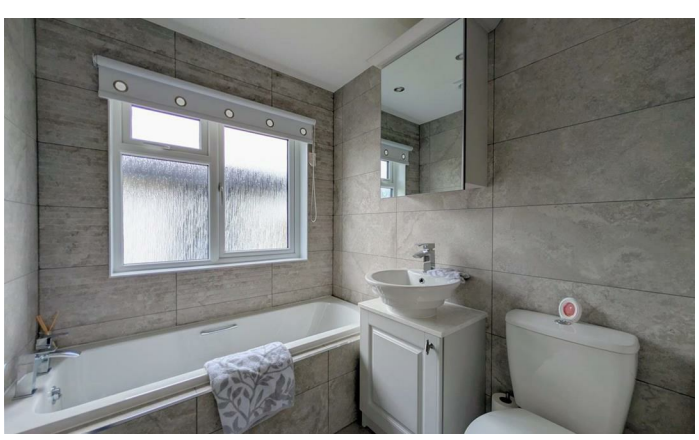
Accommodation comprises entrance area with a cloaks cupboard, fitted kitchen/diner, 19ft lounge, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two and the family bathroom with a white suite.

Outside you have a block paved driveway and low maintenance gardens.

The Leigh is a sought-after and picturesque village positioned on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside yet ideally located for easy access to the centres of Cheltenham, Gloucester, and Tewkesbury.







Upvc double glazed side entrance door leads into:

ENTRANCE AREA
Tiled floor, single radiator, built in cloaks cupboard with a single radiator.

OPEN PLAN KITCHEN/DINER
19' x 17'1 max (5.79m x 5.21m max)
A range of base and wall mounted units, quartz worktop, tiled splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, ceramic hob and extractor over, built in dishwasher, washing machine, tumble dryer and fridge/freezer, cupboard housing the calor gas fired combination boiler, tiled floor, downlighters, space for table and chairs, double radiator, upvc double glazed window to side elevation, matching door to side elevation, opening into:

LOUNGE
19'1 x 10'7 (5.82m x 3.23m)
Media wall, log effect electric fire, two double radiators, tv point, downlighters, upvc double glazed windows to front and side elevations overlooking the surrounding area.

INNER HALLWAY
Access to a boarded loft space, downlighters, coved ceiling.

BEDROOM 1
10'6 x 9'2 max (3.20m x 2.79m max)
Built in wardrobe, coved ceiling with downlighters, tv point, double radiator, upvc double glazed window to side elevation, through to:

EN-SUITE SHOWER ROOM
5'9 x 4'6 (1.75m x 1.37m)
Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, heated towel rail, fully tiled walls, tiled floor, downlighters, extractor fan, velux roof light.

BEDROOM 2
9'5 x 8'6 max (2.87m x 2.59m max)
Built in wardrobe, coved ceiling with downlighters, single radiator, upvc double glazed window to side elevation.

BATHROOM
6'3 x 5'6 (1.91m x 1.68m)
White suite comprising panelled bath with a mixer tap, low level w.c., wash hand basin with a mixer tap and cupboards below, fully tiled walls, tiled floor, downlighters, extractor fan, single radiator, upvc double glazed window to side elevation.

OUTSIDE
To the front of the property there is a garden laid to astroturf, to the side there is a block paved off road parking, gravelled areas and a further astroturf garden area.

To the rear there are paving stones and a storage shed.

SERVICES
Mains water, electricity and drainage. Calor Gas.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Leasehold.

PITCH FEES
£215.00 Per Calendar Month.

AGENTS NOTE
10% to site owner on re-sale.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester proceed out on the A38 through Longford, Twigworth and Norton into The Leigh where the site can be found set back on the left hand side.