



12 Blakehill Drive

Innsworth, Gloucester, GL3 1PW

£246,000



Murdock & Wasley Estate Agents are delighted to present this beautifully presented four-bedroom detached Taylor Wimpey home, built in 2024 and situated in the highly sought-after area of Innsworth. The property is offered for sale on a 60% shared ownership basis, providing an excellent opportunity to acquire a modern home within this desirable location.

Finished to a high standard, the accommodation briefly comprises a welcoming entrance hall, cloakroom/WC, utility room, a spacious lounge, and an impressive open-plan kitchen/diner with integrated appliances, perfectly designed for modern family living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from an enclosed garden, off-street parking, and a garage.



Entrance Hall

Approached via Upvc double glazed front door, radiator, power points, storage cupboard, laminate flooring, stairs leading to first floor with under stairs storage, doors leading to cloakroom, lounge & kitchen/diner.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls.

Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, four ring gas hob with extractor hood over. Integral dishwasher and fridge/freezer. Space for dining table. Wall mounted radiator, laminate flooring, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

Utility Room

Range of base and wall mounted units. Appliance points, power points, integrated washing machine wall mounted radiator, laminate flooring.

Landing

Access to loft via hatch, wall mounted radiator, doors to all rooms.

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window.

Ensuite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, wall mounted heated radiator, partly tiled walls.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glaze window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glaze window.

Bedroom Four

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted radiator, partly tiled walls.

Garage

Accessed via up'n'over door with power & lighting.

Outside

To the front of the property and path leads to the front door surrounded by a garden laid to lawn bordered by low level shrubs.

To the side of the property a driveway laid to tarmac provides parking for at least two vehicles directly in front of the garage. A wooden gate provides access to the rear garden.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Tenure & Charges

Leasehold

Leasehold

990 years from new - 2024.

Charges:

On a 60% shared ownership basis, the monthly rent would be £393.14 pcm

We are advised there that there is a management charge of £58.25 pcm payable to Sage Homes

Agents Note

Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council

Tax Band: E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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