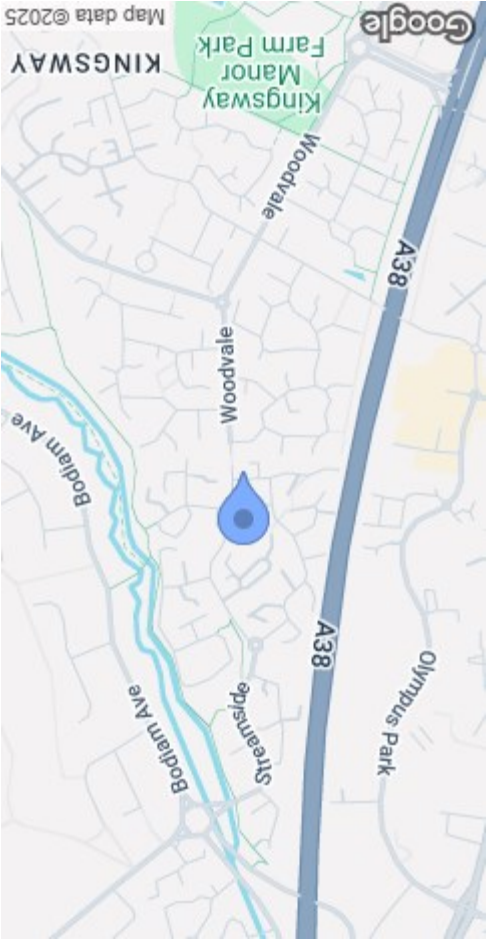
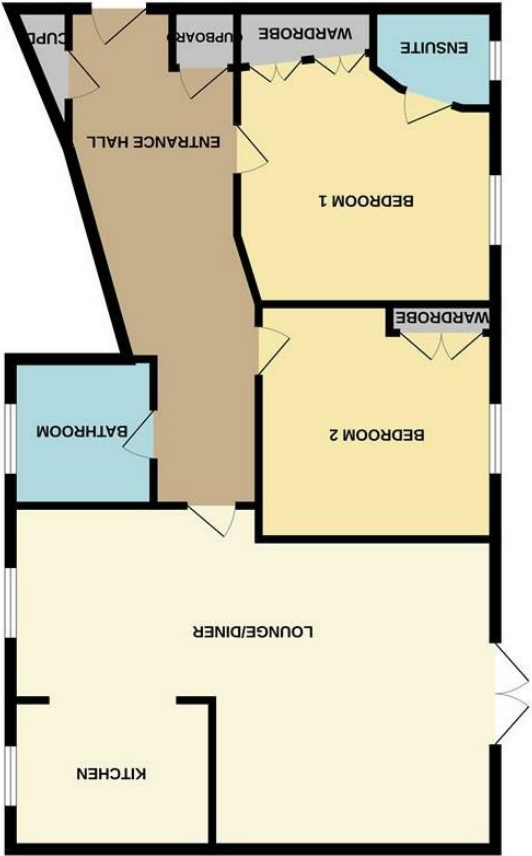


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	78	Current	79
Future		Future	
Energy Efficiency Rating Legend			
The energy efficiency rating is based on the energy performance of the property. The rating is given on a scale from A (most efficient) to G (least efficient). The rating is based on the energy performance of the property and is not a guarantee of the energy performance of the property.			
Energy Efficiency Rating Legend			
The energy efficiency rating is based on the energy performance of the property. The rating is given on a scale from A (most efficient) to G (least efficient). The rating is based on the energy performance of the property and is not a guarantee of the energy performance of the property.			



What every agent has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or quantity. The plan is for guidance purposes only and should be used as a guide only.



GROUND FLOOR



132 Watermint Drive  
Tuffley, Gloucester GL4 0SY



£155,000

Spacious first floor apartment built in 2009 with an en-suite shower room, a fitted kitchen with built in appliances, gas fired central heating and allocated off road parking situated within a popular family friendly area.

Accommodation comprises hallway with storage cupboards, 23ft lounge/diner, fitted kitchen with built in appliances, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two with fitted wardrobes and the bathroom with a white suite.

Outside you have communal gardens and allocated off road parking for one vehicle.

The property is also a 5-10 minute walk from all the shops at Quedgeley and the nearest pub is The Thatch.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist). There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Entrance door leads into:

**ENTRANCE HALLWAY**

Intercom system, built in storage cupboard, airing cupboard housing the hot water cylinder, coat hanging space.

**LOUNGE/DINER**

23'2 14'2 max (7.06m 4.32m max)

Attractive laminate flooring, two double radiators, tv point, space for table and chairs, upvc double glazed Georgian style window to rear elevation, upvc double glazed Georgian style French doors to front elevation to a Juliet balcony,

**KITCHEN**

9'8 x 7'2 (2.95m x 2.18m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in four burner gas hob, extractor hood, electric double oven, washing machine, dishwasher and fridge/freezer, cupboard housing the gas fired central heating boiler, upvc double glazed Georgian style window to rear elevation.

**BEDROOM 1**

15'5 x 14'1 max (4.70m x 4.29m max)

Built in wardrobe, two single radiators, tv point, upvc double glazed Georgian style window to front elevation, through to:

**EN-SUITE SHOWER ROOM**

6'4 x 6'1 max (1.93m x 1.85m max)

Corner shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, tiled floor, heated towel rail, downlighters, extractor fan, upvc double glazed Georgian style window to front elevation.

**BEDROOM 2**

10'8 x 10'5 (3.25m x 3.18m)

Double built in wardrobe, single radiator, upvc double glazed Georgian style window to front elevation.

**BATHROOM**

8' x 5'8 (2.44m x 1.73m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, extractor fan, downlighters, heated towel rail, upvc double glazed Georgian style window to rear elevation.

**OUTSIDE**

There are communal gardens which are mainly laid to lawn and allocated off road parking for one vehicle.

**SERVICES**

Mains water, electricity, gas and drainage.

**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: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Leasehold.

**LEASE**

976 Years Remaining.

**MAINTENANCE CHARGES**

£117.00 Per Calendar Month.

**GROUND RENT**

£201 Per Annum.

**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 our office proceed along Windsor Drive turning left into Chatsworth Avenue and at the end turn right into Bodiam Avenue, follow this road to the end and at the roundabout turn left into Streamside and at the next roundabout turn right into Watermint Drive where the property can be located on the right hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

