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2 Tabernacle Road, Wotton-Under-Edge, GL12 7EF

Offers Over  
**£475,000**



THREE-BEDROOM DETACHED HOME SET ON A GENEROUS 0.27-ACRE PLOT IN A SOUGHT-AFTER LOCATION CLOSE TO WOTTON-UNDER-EDGE TOWN CENTRE. THE PROPERTY ENJOYS FAR-REACHING COUNTRYSIDE VIEWS AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, REQUIRING MODERNISATION AND OFFERING EXCELLENT SCOPE TO ADD VALUE. EXTERNALLY, THERE IS AMPLE PARKING, A GARAGE, AND A LARGE MATURE GARDEN WITH PRIVACY AND POTENTIAL FOR EXTENSION OR DEVELOPMENT (STPP). OFFERED WITH NO ONWARD CHAIN. EPC: D

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## 2 Tabernacle Road, Wotton-Under-Edge, GL12 7EF

### SITUATION

This house is situated in the sought after area of Tabernacle Road, boasting breathtaking views across the countryside and within easy reach of the historic market town of Wotton-under-Edge, offering a range of interesting independent retailers as well as supermarkets, cinema, doctors and dentist surgeries, primary schooling and secondary schooling can be found at the nearby KLB comprehensive school. The town has a range of country walks and is located on the Cotswold Way. The amenities in the town are all within easy walking distance and the property is well placed for travel throughout the South West with easy access to Junction 14 of the M5 motorway, being within a 10 minute drive.

### DIRECTIONS

The property can be found close to the centre of town. If entering from a westerly direction on the B4066, continue through Gloucester Street, passing the junction to Bear Street on the right hand side and after approximately 30 metres, turn left on to Tabernacle Pitch leading up the incline to Wotton Auction Rooms bearing right continue for approximately 150m and the house will be found on the right hand side.

### DESCRIPTION

This property has been in the same ownership for over 20 years and is now offered to the market with no onward chain. The house sits on a generously sized plot (approximately 0.27 acres) and enjoys superb views across the escarpment. Many of the rooms benefit from dual or multi-aspect windows, creating a light and airy feel throughout. The property is in need of modernisation and renovation. Particular attention should be given to the roof space, which contains spray foam insulation and should be factored into any renovation budget. Rich with potential for extension and improvement (subject to the necessary permissions), this property presents a fantastic opportunity for a buyer to create a beautiful home.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### ON THE GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Double glazed front door with side light, radiator, double glazed window, stairs to first floor, thermostat.

#### LOUNGE 4.40m x 3.79m (14'5" x 12'5")

Two double glazed windows, radiator, electric fireplace.

#### KITCHEN/DINER 6.32mx 3.46m (20'8"x 11'4")

Three double glazed windows, range of wall and base units, built-in oven, breakfast bar return, inset five ring gas hob and extractor over, space for fridge freezer, one and a half bowl sink unit with mixer tap, tiled splashback, inset spot lights, under stairs pantry cupboard with single glazed window, radiator, door leading to lounge.

#### UTILITY/CLOAKROOM

Sink unit, space for washing machine, low level WC, two double glazed windows, door to:

#### PORCH 2.95m x 1.94m (9'8" x 6'4")

Upvc double glazed windows, power, base units with worktop over.

### ON THE FIRST FLOOR

#### LANDING

Double glazed window, access to loft space which has been treated with spray foam insulation.

#### BEDROOM ONE 3.45m x 3.19m (11'3" x 10'5")

Two double glazed windows, radiator, built-in cupboard.

#### BEDROOM TWO 3.78m x 3.19m (12'4" x 10'5")

Two double glazed windows, radiator.

#### BEDROOM THREE 3.03m x 2.18m (9'11" x 7'1")

Two double glazed windows, radiator, built-in cupboard.

#### BATHROOM

Suite comprising bath with shower over, vanity wash hand basin, low level WC, double glazed window, spot lights, airing cupboard housing gas boiler, heated towel rail.

#### EXTERNALLY

To the front of the property there is gated access to a tarmac driveway providing parking for multiple cars, leading to brick built GARAGE 4.95m x 2.47m with single glazed window and power. There is a raised stone bed and side access. To the rear there is a brick built STORE 2.53m x 2.30m with single glazed window and power. A generously sized, mature garden with established trees, shrubs, and a high degree of privacy throughout. The plot is elevated in parts, offering attractive outlooks towards surrounding countryside. It provides excellent scope for landscaping, extension, or future development potential (subject to planning).

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: D

The property is subject to probate which has been granted.

The roof has been treated with spray foam insulation which a large number of lenders will not lend on. Its advised to check with your lender prior to viewing.

There will be a 30 year, 30% overage clause for any development of additional dwellings.

A small strip of land has been agreed to be sold to the adjoining property. The boundary is evident at the viewing.

Broadband: Unknown.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### VIEWING

By appointment with the owner's sole agents as over.

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

