7 Pipistrelle Way
Drybrook GL17 9DU

STEVE GOOCH
ESTATE AGENTS | EST 1985

Approximate total area(1)
1001 ft²

Reduced headroom
29 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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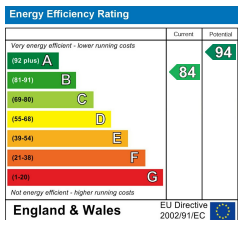

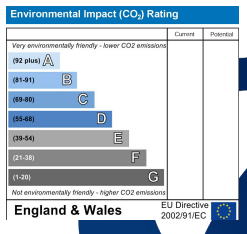

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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£106,000

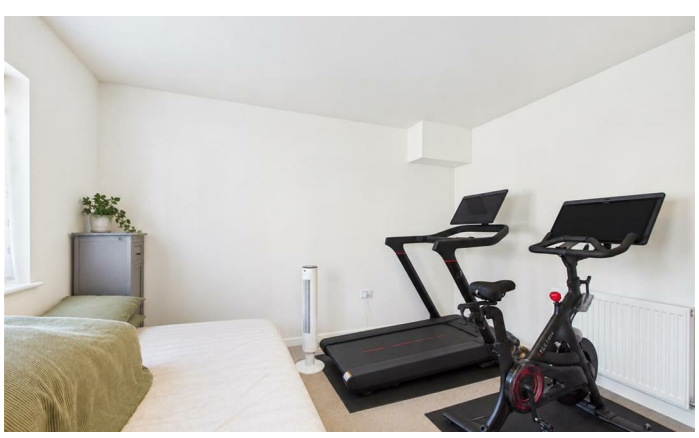
Offered for sale on a 40% SHARED OWNERSHIP basis, this SPACIOUS THREE BEDROOM SEMI-DETACHED HOME was built in 2021 and enjoys a pleasant position on the edge of Drybrook village, close to WOODLAND WALKS, LOCAL SHOPS AND AMENITIES. The property offers VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, including OPEN PLAN LIVING and a TOP-FLOOR MASTER BEDROOM WITH EN-SUITE. Further benefits include an ENCLOSED REAR GARDEN, OFF-ROAD PARKING FOR TWO VEHICLES, GAS CENTRAL HEATING and the REMAINDER OF THE 10-YEAR NHBC GUARANTEE.

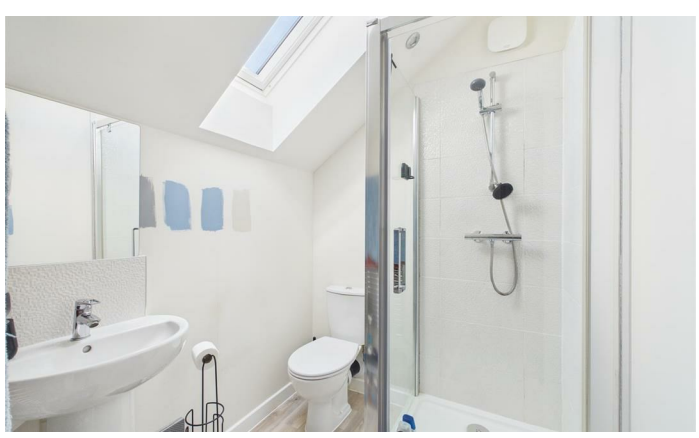
Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles north of the town of Cinderford.

The village offers a rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.





A front aspect composite door leads into:

ENTRANCE HALL
With space for hanging coats, radiator, durable wood flooring, stairs lead to the first floor landing, a door leads into

OPEN PLAN LIVING/KITCHEN/DINING ROOM
29'2" x 14'8" (8.89m x 4.47m)
The kitchen sits to the front of the property with living area to the rear, with space for a dining table and access to the downstairs w.c. The living area has a media wall with fitted shelving and cupboards, radiator, French doors with fitted blinds that lead out to the garden. The kitchen comprises a range of contemporary and stylish wall and base level units with laminate worktops, inset 1.5 bowl stainless steel sink unit with drainer, built-in electric oven, gas hob with stainless steel splash-back and extractor hood. There is also space and plumbing for a washing machine and fridge/freezer. Additionally there is a cupboard housing the wall mounted gas-fired combi boiler, useful under-stairs storage cupboard with fibre internet point, and a front aspect window with fitted blinds enjoying views toward Ruardean Hill.

DOWNSTAIRS WC
4'8" x 5'9" (1.42m x 1.75m)
Comprising a close coupled w.c, pedestal washbasin unit with tiled splash-backs, radiator and extractor fan

LANDING
Built-in storage cupboard, doors lead off to bedrooms two, three and family bathroom. Stairs ascend to the second floor.

BEDROOM TWO
12'4" x 14'8" (3.76m x 4.47m)
Currently utilised as a home office and gym, built-in storage cupboard, radiator and two rear aspect windows.

BEDROOM THREE
8'10" x 14'8" (2.69m x 4.47m)
A double room with a radiator and two front aspect windows with views towards Ruardean Hill.

FAMILY BATHROOM
7'0" x 7'6" (2.13m x 2.29m)
Comprising a bath with mains fed shower over and tiled splash-backs, vanity washbasin unit with integrated w.c, chrome ladder towel rail, obscured side aspect window.

SECOND FLOOR LANDING
Access to eaves storage, door leads into
:

BEDROOM ONE
13'2" x 11'6" (4.01m x 3.51m)
Radiator, front aspect window having views towards Ruardean Hill, a door leads into

EN-SUITE SHOWER ROOM
5'3" x 6'2" (1.60m x 1.88m)
Comprising a mains fed shower cubicle, close coupled w.c, pedestal washbasin with tiled splash-backs, chrome heated towel rail and skylight.

PARKING
The property enjoys the use of two allocated parking spaces.

OUTSIDE
To the front is a lawned garden with a pathway leading to the canopied front entrance and security lighting. The enclosed rear garden is arranged with a gently sloping lawn and patio seating area, providing an ideal space for outdoor dining and relaxation, with gated access leading to the parking area.

AGENTS NOTE
The property is sold as 40% shared ownership. There is an option to purchase 100% ownership.
Rent payable is £466.57pcm. Service charge £72.32pcm.
986 years lease remaining. Freeholder: The Guinness Partnership.

SERVICES
Mains electric, gas, water and drainage.

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.

WATER RATES
Severn Trent Water Authority. Rate TBC,

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Leasehold with a Freehold Share of 40%

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 the Mitcheldean Office, proceed up and over The Stenders in the direction of Drybrook. Upon reaching Drybrook rugby club, turn left into Pipistrelle Way and follow the road to the right where the property can be found 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.