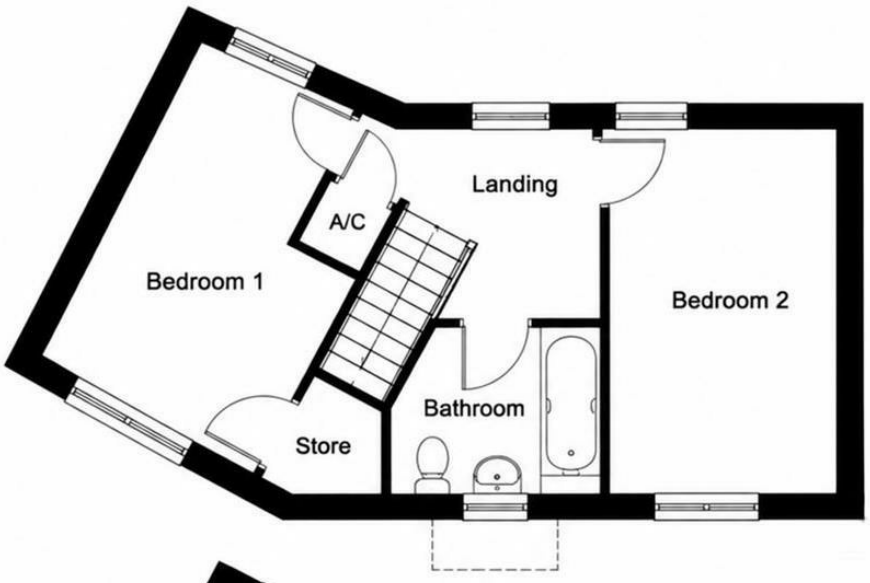
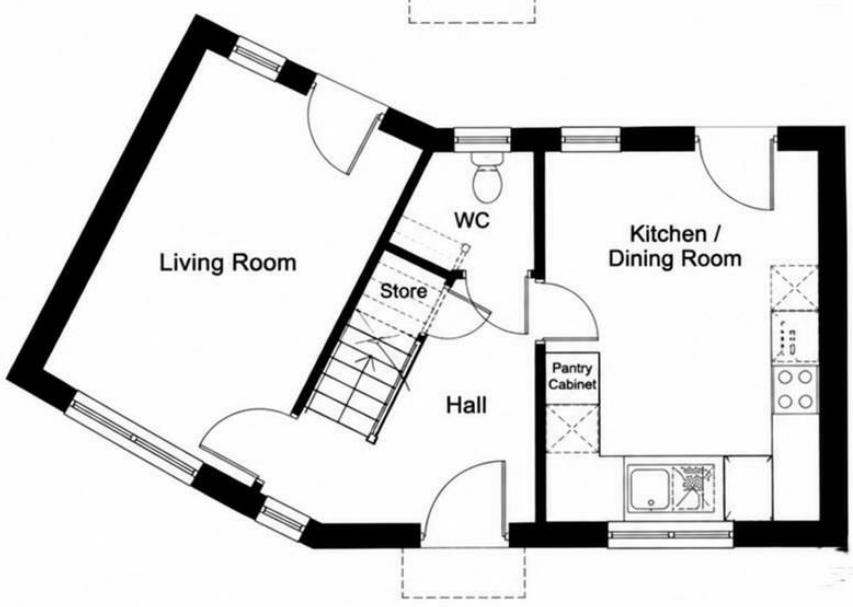
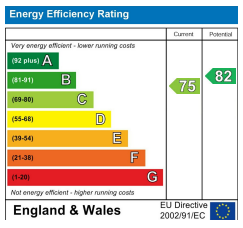
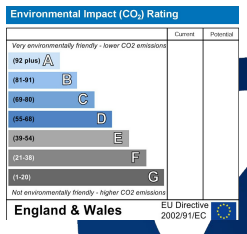
21 Winding Pool Close
Dymock GL18 2BJ

STEVE GOOCH
ESTATE AGENTS | EST 1985









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.

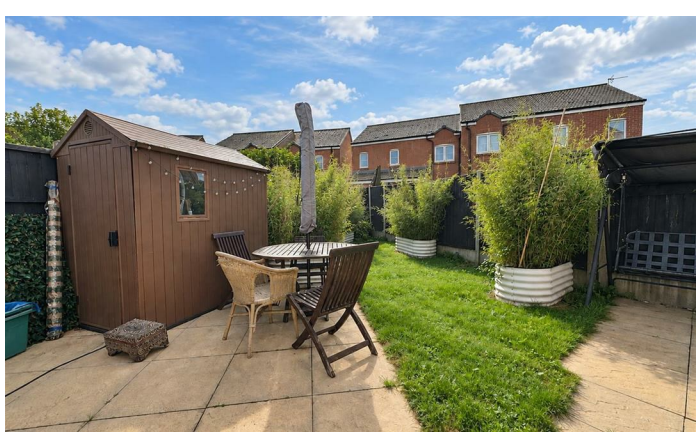
4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

£117,500

A SPACIOUS TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, SHARED OWNERSHIP PROPERTY, OFFERED on a 50 / 50 OWNERSHIP BASIS, situation in the POPULAR VILLAGE of DYMOCK, property has AIR SOURCE HEAT PUMP, OFF ROAD PARKING for TWO VEHICLES, ENCLOSED GARDENS, all being offered with NO ONWARD CHAIN.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Enter the property via double glaze composite front door into the:

ENTRANCE HALLWAY
With tiled flooring, thermostat controls, BT open reach point, double radiator, consumer unit, front aspect window, staris leading off to first floor, door to large understairs storage cupboard and door through to:

BATHROOM
6'4 x 6'0 (1.93m x 1.83m)
With a toilet, wash hand basin, mixer tap, tiled floor, single radiator, rear aspect frosted window.

LOUNGE
16'2 x 9'7 (4.93m x 2.92m)
Wood effect laminate flooring, two double radiators, television point, telephone point, front and rear aspect windows, and a double glazed composite back door to the gardens.

KITCHEN / DINING ROOM
16'2 x 8'1 (4.93m x 2.46m)
Kitchen comprising a range of base and wall mounted units with laminated work tops and tiled splash backs, integrated electric oven with four ring hob, extractor fan over, plumbing for dishwasher, space for fridge / freezer, tiled flooring, two double radiators, inset spotlighting, front and rear aspect windows and a double glazed composite door to the back garden.

STAIRS LEAD TO FIRST FLOOR LANDING.

LANDING
Single radiator, rear aspect window and a door to cupboard housing the hot water tank.

BEDROOM 1
16'2 x 9'7 max (4.93m x 2.92m max)
Double radiator, television point, telephone point, front and rear aspect windows and a door to additional overstairs cupboard / walk-in wardrobe with slatted shelving, hanging space and electric heater.

BEDROOM 2
16'2 x 7'6 (4.93m x 2.29m)
Telephone point, television point, radiator, access to roof space, front and rear aspect windows.

BATHROOM
7'5 x 6'3 (2.26m x 1.91m)
A white suite comprising panel bath with mixer tap and built-in shower system over, WC, wash hand basin, mixer tap, laminate flooring, double radiator, shaver light point, extractor fan and a front aspect frosted window.

OUTSIDE
To the front there is a garden area enclosed by picket fencing with gated access and pathway leading to the front door with a canopy over. Front garden laid to gravel, block paved parking area for two cars with patio pathway and gate leading to the:

REAR GARDENS
Comprising a large patio seating area, Mitsubushi air source heat pump, water butt, sheds providing storage, outside lighting, outside tap, gardens laid to lawn with planters and purple slate border at the top of the garden. All enclosed by concrete post and wood panelled fencing.

SERVICES
Mains Water, Electricty, Drainage and Air Source Heat Pump

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
TBC.

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

TENURE
Leashold Two Rivers Housing Association are the Freeholders.

113 years left on 125 year lease which began 22/12/2015, ground rent £275.60PCM. The property is offered with a shared ownership of 50% which can be staircased to full ownership, however it is part of the Two River Buy Back scheme which means it would remain a Leasehold property.

DPA BUY BACK LEASE INFORMATION
In some rural area properties must be always available for shared ownership. This means if you buy over 80% of the share of the property, the freeholder (or other Housing asociation) must buy your property back (at market value) if you wish to sell on.

AGENTS NOTE
Maintenance charges: £1.24PCM
Building Insurance: £17.31PCM

VIEWINGS
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed out along the B4215 towards Dymock. Upon entering the village and passing The Beauchamp Arms (on your right hand side), continue following the road around, turning left the left again into Western Way, then left into Winding Pool Close where the property can be found on the right hand side, as marked with a 'For Sale' board.

PROPERTY SURVEY
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.