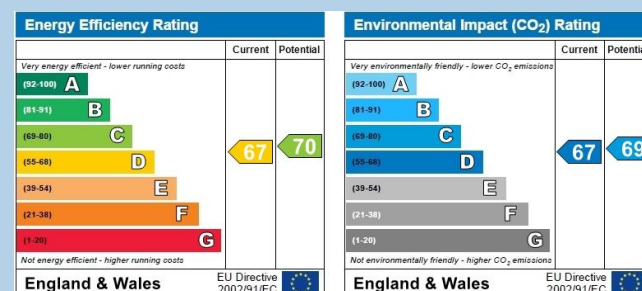


38 PAYNES MEADOW, WHITMINSTER, GLOUCESTER, GL2 7PS.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2012



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38 Paynes Meadow,
Whitminster, GL2 7PS

Asking price
£365,000



PLEASE CONTACT US FOR A VIRTUAL VIEWING MUCH IMPROVED SPACIOUS DETACHED BUNGALOW - SITUATED IN POPULAR RESIDENTIAL AREA - VILLAGE LOCATION - GAS CENTRAL HEATING - DOUBLE GLAZING - WELL PROPORTIONED ENTRANCE HALL - LIVING ROOM - MODERN FITTED KITCHEN - THREE BEDROOMS - LARGE SHOWER ROOM - BREAKFAST ROOM/UTILITY - GARAGE - LARGE GARDEN WITH POTENTIAL FOR FURTHER EXTENSION/DEVELOPMENT (SUBJECT TO NECESSARY CONSENT) - ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

38 Paynes Meadow, Whitminster, GL2 7PS

SITUATION

This much improved detached bungalow occupies a pleasant position in a corner plot in Paynes Meadow, which is a cul-de-sac of mainly similar style properties, constructed approximately 45 years ago. Whitminster has a convenience store and a choice of restaurants and is well situated for travel throughout the South West being only five minutes from Junction 13 of the M5 motorway. The centre of Gloucester is approximately eight miles distant and a number of pleasant country walks are within close proximity and local facilities are available in Cam, Stonehouse and Stroud including primary and secondary schooling.

DESCRIPTION

This property was constructed approximately 45 years ago with reconstituted stone elevations under a tiled and felted roof. The bungalow has much larger than average garden with large side garden, which has potential for further development, subject to the necessary planning consents. In addition, there is a further small section of garden/orchard adjoining the property. The accommodation is accessed via entrance hall leading to utility/breakfast room with french doors leading onto the raised patio. The hallway also gives access to the kitchen and onto the inner hallway, where there can be found the good sized living room along with three bedrooms and modern shower room. The property benefits from gas fired radiator central heating and double glazing along

with garage and parking. The property must be seen to be fully appreciated and we suggest a viewing at your earliest opportunity.

DIRECTIONS

If travelling in a northerly direction on the A38 from Dursley, proceed to the Whitminster roundabout continuing straight across and passing Highfield Garden Centre on the left hand side and take the next turning on the left into Whitminster village and then take the first turning on the right into The Close, bearing left and then right and taking the next turning on the right into Paynes Meadow and continue bearing around to the left and the property can be found after approximately 100m on the right hand side.

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).

ENTRANCE HALL

Having radiator, wood flooring, two roof lights, door to garage and opening to:

UTILITY/BREAKFAST ROOM 3.4m x 2.09m (11'2" x 6'10")

Having radiator, base units, plumbing for automatic washing machine, inset ceiling spotlights and french doors to raised patio.



LIVING ROOM 5.66m x 3.65m (18'7" x 12'0")

Having double glazed window, attractive oak veneer floor, ornamental fireplace with inset electric fire.

KITCHEN 3.68m narrowing to 2.85m x 2.85m (12'1" narrowing to 9'4" x 9'4")

Having a range of modern wall, tall and base units with laminated wood effect work surfaces over incorporating stainless steel one and half bowl single drainer sink unit, integrated dishwasher, integrated freezer, integrated fridge, ceramic hob with cooker hood over, radiator, inset ceiling spotlights and oak veneer flooring.

REAR HALL

Having double glazed door to front, radiator and laminate oak flooring.

BEDROOM ONE 3.67m x 3.08m (12'0" x 10'1")

Having double glazed window to rear, radiator and inset ceiling spotlights.

BEDROOM TWO 2.99m x 2.96m (9'10" x 9'9")

Having radiator, double glazed window and oak veneer flooring.

BEDROOM THREE 2.72m x 1.8m + wardrobe (8'11" x 5'11" +wardrobe)

Having radiator and double glazed window.

SHOWER ROOM

Having vanity wash hand basin, low level wc, wet room flooring with large glazed screen with mixer shower, double glazed



window, stainless steel ladder towel rail and inset ceiling spotlights.

EXTERNALLY

The property is accessed to the rear via a driveway with parking space for one car which leads to the GARAGE (5.04m x 2.34m) having personal door to side, gas combination boiler supplying radiator central heating and domestic hot water. The area of garden immediately to the rear has astro turf, garden shed and is enclosed by fencing with pedestrian gate. The large side garden is laid to lawn with an array of shrubs, ornamental conifer and enclosed by fencing. This section of land has potential for further development subject to necessary planning consents. The front garden is laid to lawn with fencing, raised patio area and a footpath separates a further area of garden, which is laid to lawn with apple, pear and cherry trees.

AGENTS NOTE

All mains services are connected. Gas radiator central heating. Tenure: Freehold. Council Tax Band: 'D' (£1,863.87 payable)

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.

VIEWING

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

