

17 Westridge Road, Wotton-under-Edge, GL12 7DZ

Asking price

**£360,000**



\*\*\*\*\* PLEASE CONTACT US FOR A VIRTUAL VIEWING \*\*\*\*\*

DETACHED CHALET STYLE TWO BEDROOM PROPERTY - OCCUPYING LARGER THAN AVERAGE PLOT - IN AN ELEVATED POSITION - BENEFITING FROM OUTSTANDING VIEWS - TUCKED AWAY CUL-DE-SAC POSITION - CANOPY PORCH - ENTRANCE HALLWAY - OPEN PLAN LIVING/DINING ROOM - KITCHEN - TWO BEDROOMS - MASTER WITH EN-SUITE BATHROOM - FURTHER SHOWER ROOM/SECOND WC - GARDENS TO BOTH SIDES IN ELEVATED POSITION WITH FAR REACHING VIEWS OF SURROUNDING SCENERY - AMPLE DRIVEWAY PARKING - GAS CENTRAL HEATING - NO ONWARD CHAIN - ENERGY RATING D

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## SITUATION

This property is in a quiet and tucked away location in Wotton-under-Edge on Westridge Road which is on the outskirts of the town. To the top of Westridge Road is access to the nearby Westridge woodlands which are a popular location for walkers and country enthusiasts. The property is still within walking distance of the town and also benefits from an elevated position offering panoramic views of the surrounding countryside. Wotton-under-Edge offers a variety of independent retailers, supermarkets, primary schools, doctors and dentists surgeries and proudly has its own cinema along with leisure facilities. Wotton-under-Edge is situated within a five mile radius of the M5 motorway and A38 which gives access for travel throughout the south west.

## DIRECTIONS

It is advisable to approach the property coming from Wotton town itself, ie from the War Memorial, proceed in a westerley direction along Old Town and continue along the B4060 onto Gloucester Street and upon exiting the town turn onto Westridge Road on the right hand side and proceed approximately one hundred and fifty meters and the property will be located on the right hand side.

## DESCRIPTION

This property has been in the same ownership for a number of years and occupies an elevated and good size plot overlooking the town with far reaching views; rarely on offer in other locations. The property is accessed via a quiet road and is situated in a tucked away position. The property briefly comprises: canopy porch, entrance hallway, living room with interconnecting dining room, kitchen, shower room, two bedrooms with master having en-suite bathroom. Externally, there is a side garden and good sized tarmac driveway offering ample parking. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

## THE ACCOMMODATION

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

### CANOPY PORCH

With steel front door, entrance hallway, double glazed window to front, storage cupboards, two radiators, two double glazed Velux windows, inset ceiling spotlights and access to loft space.

### LIVING ROOM 5.22m (max.) x 2.70m widening to 3.62m (17'2" (max.) x 8'10" widening to 11'11")

Double glazed window to front, radiator, opening into:

### DINING ROOM 5.22m x 2.53m widening to 3.06m (17'2" x 8'4" widening to 10'0")

Double glazed window to front, radiator, fitted bar area with laminate work surface over.

### KITCHEN 5.77m x 2.19m narrowing to 1.99m (18'11" x 7'2" narrowing to 6'6")

Double glazed window to rear, double glazed window and door to front, fitted kitchen with base and wall units, laminate work surface over, ceramic one and a half bowl sink and drainer, under counter space for fridge, space for gas range oven, radiator, integrated dishwasher, space for tall standing fridge/freezer, space and plumbing for washing machine and tumble dryer, Vaillant gas boiler, leading to:

### STORAGE AREA

Storage cupboard and double glazed Velux window.

### BEDROOM ONE 3.91m widening to 4.26m x 3.11m (12'10" widening to 14'0" x 10'2")

Dual aspect double glazed window to side and front, radiator, 'his and hers' fitted wardrobe.

### EN-SUITE BATHROOM

Bath with mixer and glazed door, vanity wash hand basin, low level WC, double glazed window to side, heated towel rail.

### BEDROOM TWO 4.56m narrowing to 4.19m x 3.11m (15'0" narrowing to 13'9" x 10'2")

Double glazed window to front, storage cupboard, radiator, gas fire.

### SHOWER ROOM

Walk-in shower with electric shower, vanity wash hand basin, low level WC, heated towel rail.

## EXTERNALLY

To the side of the property there is a good size laid to lawn garden area, flagstone patio, shrubs and is enclosed by hedging and benefitting from outstanding panoramic views. To the front of the property there is stone gravel patio area, tap, leading to front door via the concrete steps. To the other side of the property there is a cobble stone retaining wall with steps leading to stone gravel patio and tarmac driveway providing parking for numerous vehicles.

## AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

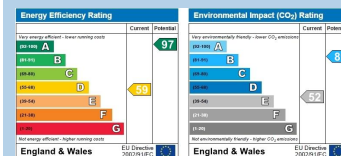
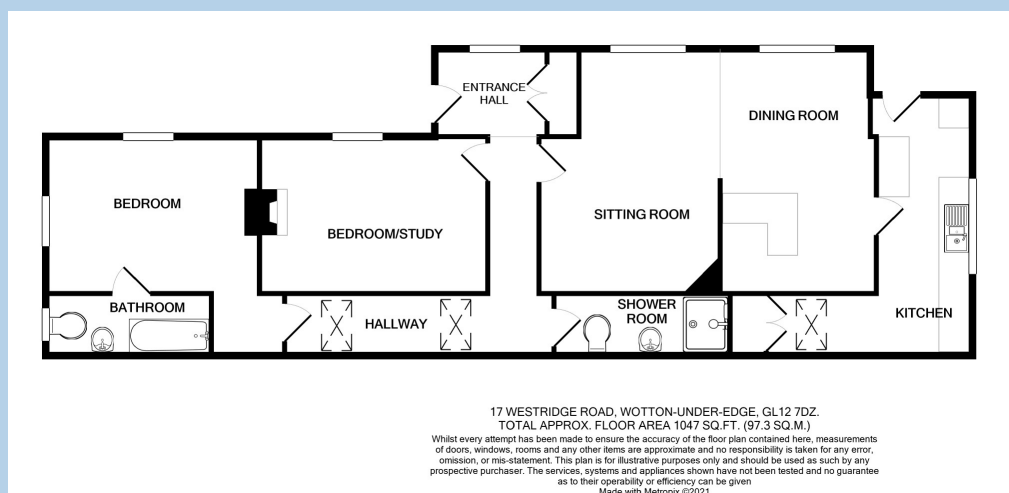
Council Tax Band D £1966.68 (payable).

## 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.



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