



20 Inchbrook Way, Inchbrook, Stroud, Gloucestershire, GL5 5HQ
£275,000

PETER JOY
Sales & Lettings



20 Inchbrook Way, Inchbrook, Stroud, Gloucestershire, GL5 5HQ

A well presented house in a good location in Woodchester Valley Village, an award winning community owned retirement development, with a 16' sitting/dining room with glazed doors to a paved courtyard garden, two bedrooms, a shower room with contemporary fittings and use of the communal amenities and grounds

ENTRANCE HALL, CLOAKROOM/W.C, KITCHEN, 16' SITTING/DINING ROOM WITH GLAZED DOORS TO THE REAR, TWO BEDROOMS, SHOWER ROOM, PAVED COURTYARD, RESIDENTS PARKING, USE OF VILLAGE FACILITIES AND COMMUNAL GROUNDS.



Viewing by appointment only

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Description

20 Inchbrook Way is a well presented end of terrace house at Woodchester Valley Village. This award winning retirement village is community owned, and is nestled in the Woodchester Valley, surrounded by countryside, whilst still well placed for the shops and amenities of well regarded Nailsworth town, just over a mile away. The property is built using traditional methods under a pitched roof, and is easy to heat and live in, with accommodation arranged over two floors.

The current owners have made a comfortable home here. An entrance hall with good fitted storage, cloakroom/W.c, kitchen and 16' sitting/dining room with glazed double doors that open onto a paved courtyard are on the ground floor. A staircase with stairlift leads up from the hall to the first floor, with a landing, two bedrooms and a shower room with contemporary fittings on this level. The property benefits from gas central heating and double glazing, and the front windows look out onto a well planted courtyard area at the front.

Outside

The property benefits from a private paved rear courtyard, with a timber built bike store/shed and glazed doors that open from the sitting/dining room to this area. There is a well kept, well planted area to the front of the property, and this is one of several colourful communal areas found throughout the village, including other courtyard areas, one with a fountain feature, a mill pond with seating area beside and banked open land and countryside. The properties in Woodchester Valley Village also benefit from residents parking.

Location

In 2019, Woodchester Valley Village was awarded a South West Region Gold Medal Award from the EAC (Elderly Accommodation Council) in the Housing for Older People category. Further information is available at woodchestervalleyretirementvillage.co.uk. Woodchester Valley Village is mutually owned by, and run solely for the residents. The Directors of the Estate Management Company are elected from among the residents and their families, by the leaseholders. The village offers the benefit of onsite facilities including a restaurant, library and lounge plus managed gardens, on call staff and weekly cleaning. The town of Nailsworth is close by and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants.

Directions

From our Nailsworth office take the A46 towards Stroud, pass the petrol station and Dunkirk Mills on your right hand. Where the road bends sharply to the right the entrance to Woodchester Valley Village is on the left hand side. Follow the road into the village, and the property can be found on the right hand side, before you get to the main reception entrance.

Tenure

Leasehold, with the balance of 999 years starting from 22nd October 2013. The maintenance charge is currently £8805 per annum. This figure includes the cost of Estate Managers and use of all onsite facilities, the alarm service (24 hour service care provider available), upkeep of the communal grounds, all external maintenance, building fabric insurance, window and gutter cleaning, scheme minibus for shopping trip, one hour of house keeping per week and one load (8 kilos) of laundry washing per week.

Services

We are informed that all mains services are connected to the property.

Council Tax

Band - B

Local Authority

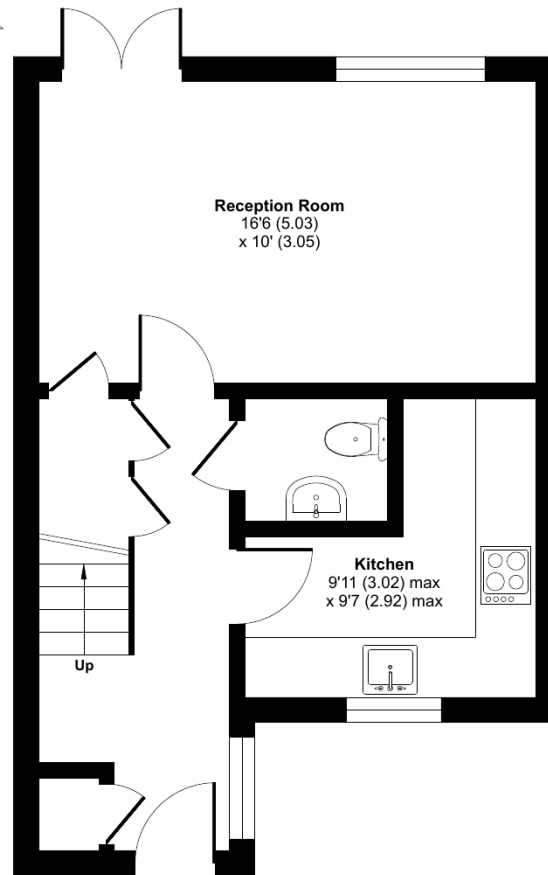
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



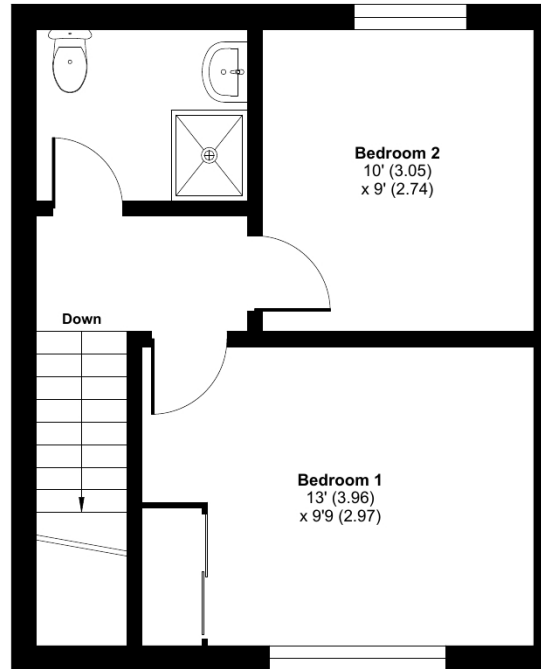
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Approximate Area = 706 sq ft / 65.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1047480

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.