



29 Lypiatt View, Bussage, Stroud, Gloucestershire, GL6 8DA  
Offers Over £340,000

**PETER JOY**  
Sales & Lettings



## 29 Lypiatt View, Bussage, Stroud, Gloucestershire, GL6 8DA

A well presented two-bedroom detached bungalow in the sought-after Lypiatt View, Bussage, offered chain free. Featuring a spacious sitting/dining room, conservatory overlooking an easy-to-maintain garden, garage with parking, gas central heating and double glazing, ideal for comfortable, low-maintenance living in a popular location.

ENTRANCE HALL WAY, KITCHEN, SITTING/DINING ROOM, TWO BEDROOMS, SHOWER ROOM, CONSERVATORY, EASY MAINTENANCE GARDENS TO THE REAR & FRONT, GARAGE & DRIVEWAY PARKING. OFFERED TO THE MARKET CHAIN FREE.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

A well-presented two-bedroom detached bungalow situated in the ever-popular Lypiatt View, Bussage, offered to the market chain free. The accommodation comprises a spacious sitting/dining room, a fitted kitchen, and a shower room. To the rear, a conservatory provides a pleasant outlook over the easily maintainable garden, creating an ideal space to relax and enjoy the natural light throughout the year. Further features include gas central heating and double glazing throughout. This bungalow offers comfortable, single-level living in a sought-after location and would be ideal for downsizers, retirees, or those seeking a peaceful yet convenient setting, close to local amenities.

### Outside

Externally the garden is private and designed for easy maintenance, featuring a generous patio area ideal for outdoor seating. Enjoy pleasant views across the rooftops towards Lypiatt, with the added benefit of side access leading to the front of the property. The property benefits from a garage with parking to the front.

### Location

Bussage, along with neighbouring villages Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third right into Lypiatt View and follow the road round to the left. Take the first left and the property can be found on the right hand corner as indicated by our "For Sale"

### Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

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



### Ground Floor

Main area: approx. 56.9 sq. metres (612.1 sq. feet)  
Plus conservatory, approx. 9.2 sq. metres (99.4 sq. feet)



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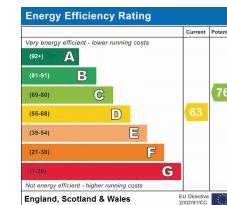
### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage, approx. 12.4 sq. metres (133.6 sq. feet)



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.

Plan produced using PlanUp.



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.