



5 West Tynings, Nailsworth, Gloucestershire, GL6 0EH
£375,000

PETER JOY
Sales & Lettings



5 West Tynings, Nailsworth, Gloucestershire, GL6 0EH

An older style semi detached house located in a quiet residential area on the outskirts of Nailsworth town with three bedrooms, an insulated cabin, and mature gardens. Lead photo is of the rear

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, THREE BEDROOMS, BATHROOM, INSULATED DETACHED CABIN AND GARDEN

Viewing by appointment only

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Description

5 West Tynings is an older style semi detached family home located in a quiet cul-de-sac within walking distance of the town centre and the popular primary school. Positioned in an elevated location with lovely valley views, the property has been a long term rental and would now benefit from some general updating and care. The well proportioned accommodation is arranged over two floors. On the ground floor, an entrance hall leads to a downstairs cloakroom and a spacious dual aspect sitting room with front and rear windows and a feature wood burning stove. The kitchen/dining room runs the full depth of the house and has french doors opening onto the rear garden. This space is functional but would benefit from modernisation. A large utility room with its own external door offers excellent flexibility and could be repurposed as an additional reception room or potentially relocated kitchen. Upstairs, there are three bedrooms and a family bathroom, which also requires updating. The principal bedroom enjoys views down the valley towards Stroud, while bedrooms two and three overlook the rear garden with views across towards Watledge and Gatcombe Park. A pull down ladder in bedroom two gives access to the loft space. The house benefits from gas central heating and double glazing throughout. This is a chain free sale offering excellent potential for buyers looking to put their own stamp on a well located property in a popular residential area.

Outside

The property is approached via a timber gate that leads into a mature front garden, home to a small orchard of apple trees which provides good privacy by screening the house from the road. The rear garden is laid mainly to lawn with well established hedged boundaries and a useful rear pedestrian gate giving access to a footpath and nearby children's play area. There is also an outbuilding, formerly used as a garage, which is now in need of rebuilding.



A real asset to the property is the detached, insulated timber built cabin located in the rear garden. With both front and rear windows, the cabin benefits from plenty of natural light and would be ideal for use as a home office, studio, or guest accommodation. Please note we are currently confirming with the seller whether building regulations approval is in place for the cabin due to the presence of water services.

Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and left again at the mini roundabout and proceed up Spring Hill. Follow the road up and turn left into Burma Road and immediately left again into Tynings Road. Follow the road down where West Tynings is the next turning on your right hand side. Proceed along the cul-de-sac where number 5 can be found on the left hand side identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Three, O2 and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



5 West Tynings, GL6 0EH

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft

Studio / Outbuilding = 36.2 sq m / 390 sq ft

Total = 138.6 sq m / 1492 sq ft

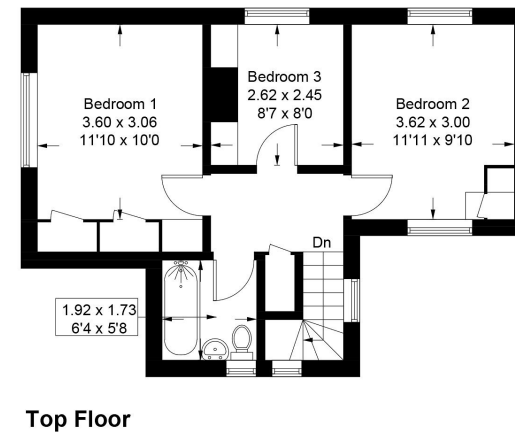
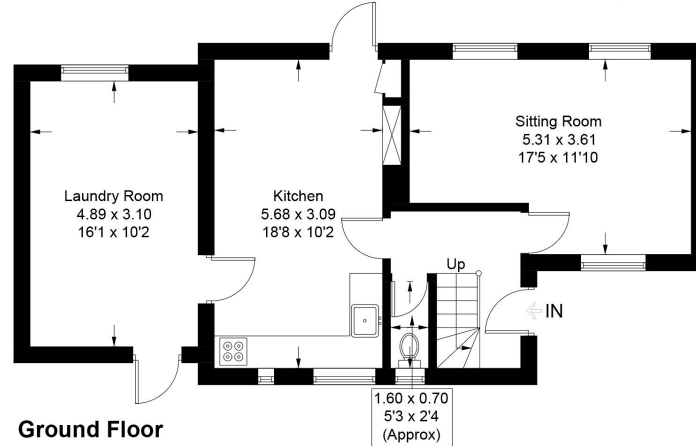
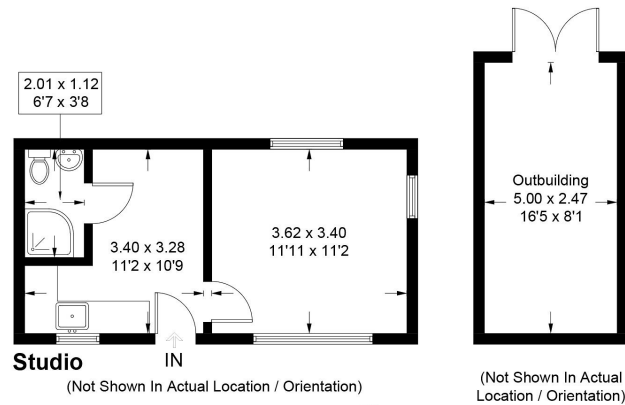


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227842)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		70	84

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.