



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

**PETER JOY**  
Sales & Lettings





## 8 West Tynings, Nailsworth, Gloucestershire, GL6 0EH

An older style, mid terrace four bedroom family home, located in a popular cul-de-sac within easy reach of both town and countryside. Offering good driveway parking, a private rear garden, and far reaching valley views

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS, BATHROOM, DRIVEWAY PARKING AND GARDEN



Viewing by appointment only

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## Description

Believed to have been built in 1954, this mid terrace older style home has much to offer. Positioned high above Nailsworth, it enjoys an elevated outlook over the valley and is ideally situated for schools, town amenities, and the popular Queen Elizabeth Playground, which is right on the doorstep. The current owner, who has lived here since 1995, has carried out several improvements during her ownership, including installing a new kitchen, bathroom, conservatory, entrance porch, utility/laundry room, and cloakroom. While the house is perfectly liveable as it is, some areas may now benefit from updating. The spacious family accommodation is arranged over two floors and briefly comprises: A welcoming entrance porch, ideal for coats and shoes. leads to a bright entrance hall with stairs rising to the first floor. The sitting room runs from front to back and opens into a generous conservatory, currently used as a dining area. The kitchen/breakfast room serves as the heart of the home, fitted with contemporary white units, ample storage (including bin store and larder cupboards), and integrated Zanussi appliances. From the kitchen, a door leads to the rear garden and another to the covered alleyway, which is owned by this property but includes a right of way for the neighbouring house. Two useful store cupboards are found here, along with a separate utility/laundry room. A recently updated downstairs cloakroom completes the ground floor. Upstairs, the spacious and light filled landing leads to four double bedrooms and a family bathroom. Some neighbouring properties have converted the loft space into further accommodation (subject to usual planning consents).

## Outside

To the front, the property benefits from a generous driveway with space to comfortably park two cars side by side. Steps lead up to a low maintenance front garden with stone chippings, perfect for a morning coffee while enjoying the lovely valley views. The west facing rear garden includes a patio area directly behind the conservatory for outdoor entertaining, with steps leading to a lawned garden bordered by fencing. A useful timber shed and apple tree are also located here.

## 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 8 can be found on the right 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





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Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

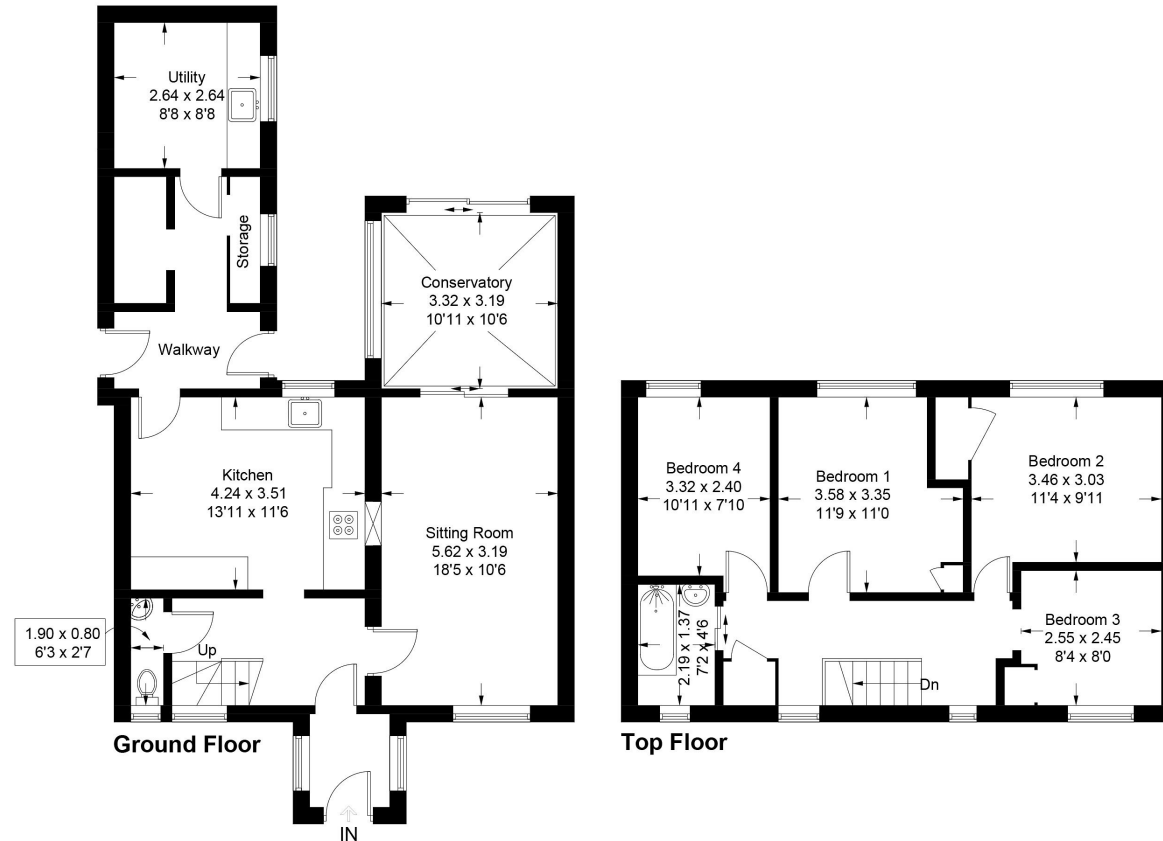
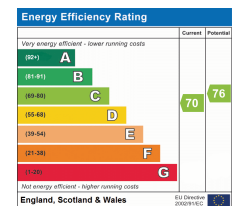


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227850)



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.