Court View, Stonehouse GL10 3PJ

£215,000

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• Two bedroom coach house in popular location - ideal for first time buyers or buy-to-let investors • Generous accommodation throughout with plenty of storage and views across neighbouring green • Modern fitted kitchen and en-suite shower room • Generous enclosed garden with views of green space from the property - rare find on the development • Integral garage with benefit of light and power with one parking space in front • Approximately £160 per annum for ground rent • Approximately £1,600 per annum for service charge paid to First Port • Leasehold - 999 years with 975 remaining • Council tax band B (£1,975.70) • EPC rating C70

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Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall
Wooden door to entrance hall. Access to garage and stairs rising to the first floor. Radiator.

Landing
uPVC double-glazed window to front elevation and wooden door to flat.

Hallway
Access to all accommodation and two storage cupboards. Radiator.

Living Room
Two uPVC double-glazed windows to front and rear elevation. Electric fireplace. Two radiators.

Kitchen
uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and fridge/freezer. Radiator.

Bedroom One
uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

En-Suite Shower Room
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower. Radiator.

Bedroom Two
uPVC double-glazed window to front elevation. Radiator.

Bathroom
uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with hand held shower. Radiator.

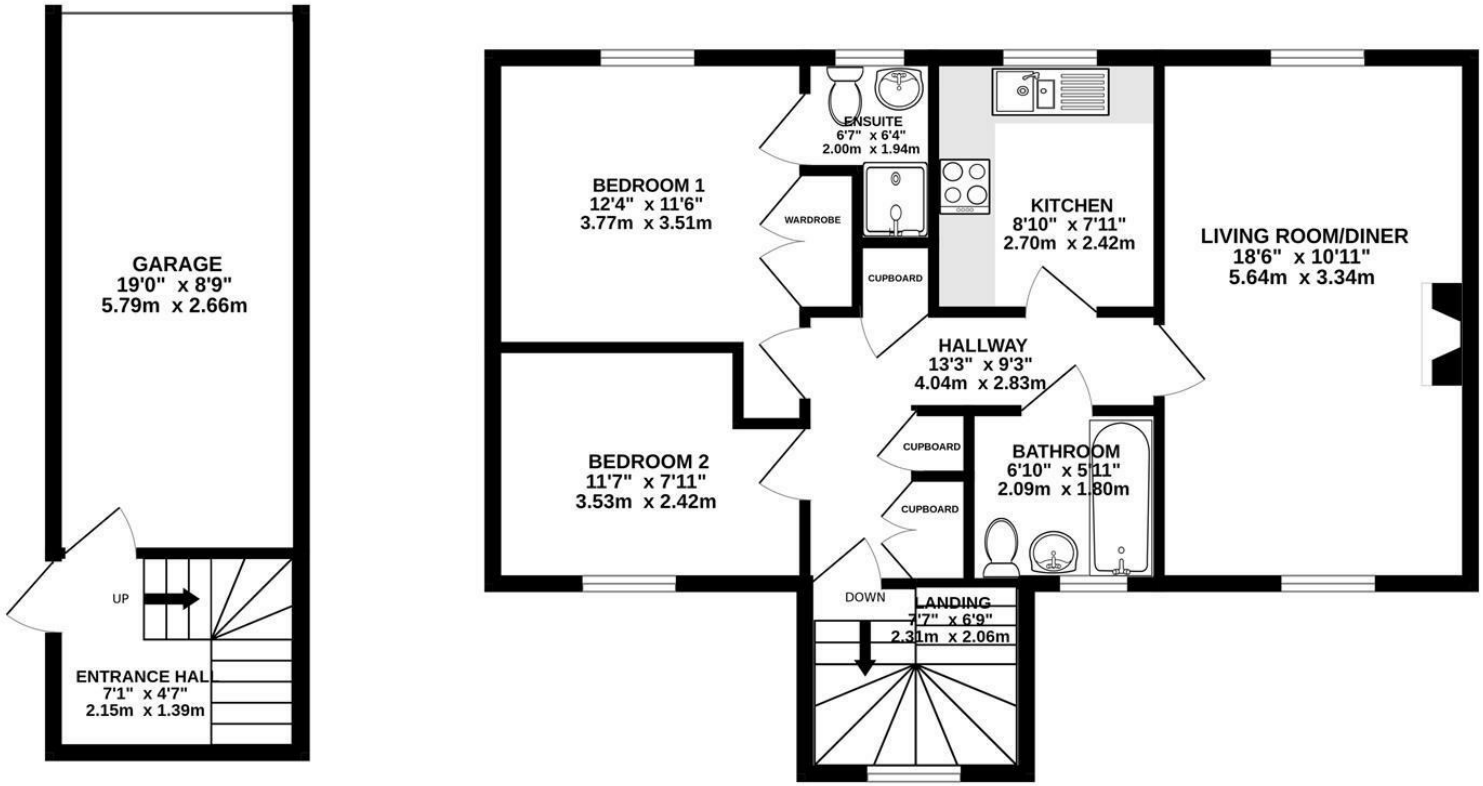
Outside
The property has an enclosed rear garden laid to bark with patio areas and planters. There is one parking space in front of the garage. The garage can be accessed via the up and over door and internally from the entrance hall, there is power and light.

Location
The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information
Tenure: Leasehold - 999 years with approximately 975 years remaining.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,975.70 (2026/27).
Ground rent: approximately £164.00 per annum - reviewed annually - £82 paid in January and £82 paid in July.
Service charge: approximately £1,600.00 per annum - reviewed annually - half paid in March and half paid in September. The next bill is due on 1st September 2026 and is £800.65
Management company: First Port.
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 15 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.

1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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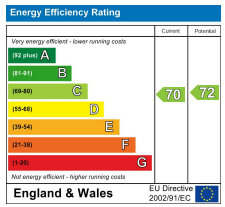
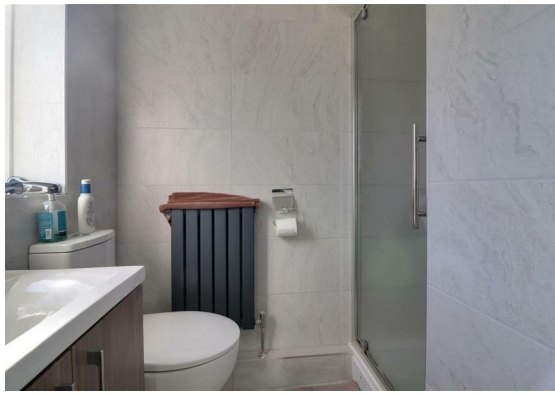
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.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