



Watermint Drive, Tuffley GL4 0SY

£160,000

**NP**  
naylor powell

# Watermint Drive, Tuffley GL4 0SY

- No onward chain
- Two double bedroom ground floor apartment
- Spacious living accommodation
- Single garage & allocated parking space
- Potential rental income of £775 pcm
- EPC rating C71
- Gloucester City Council - Tax band B (£1,515.45 per annum)

**£160,000**

## Entrance Hallway

Spacious entrance hallway, with two built-in storage cupboards, provides access to both bedrooms, family bathroom and lounge.

## Lounge

Generous in size, the living area provides ample space for lounge and dining areas aswell as providing access to the kitchen. Window overlooks the rear aspect.

## Kitchen

The kitchen boasts ample worktop and storage space along with integrated appliances to include four ring gas hob, electric oven, fridge, freezer, dishwasher and automatic washing machine. Window overlooks the front aspect.

## Bedroom One

Double bedroom with built-in wardrobe and window facing to the rear aspect. Access is provided to the en-suite shower room.

## En-Suite

White suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin and window with frosted glass facing to the rear aspect.

## Bedroom Two

Double bedroom with built-in wardrobe and window facing to the rear aspect.

## Family Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass facing to the front aspect.

## Outside

Externally the property benefits from a single garage accessed via up and over door with an allocated parking space in-front.

## Location

Watermint Drive is conveniently located in the popular area of Tuffley within the established Copeland Park development. Situated within close proximity to the M5 offering fantastic transport links to Cheltenham, Bristol and further surroundings areas. Local amenities are in abundance with various supermarkets, schools, doctors surgery and transport links to the city centre nearby.

## Local Authority, Services & Tenure

Gloucester City Council - Tax band B (£1,515.45 per annum).

Mains water, drainage and electric are connected to the property.

Tenure - Leasehold with a lease length of 979 years remaining. Service charges and ground rent combined total £1,309.27 per annum with all charges payable to the managing agent Pier Management.

\*Information correct as of 4/4/23\*



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

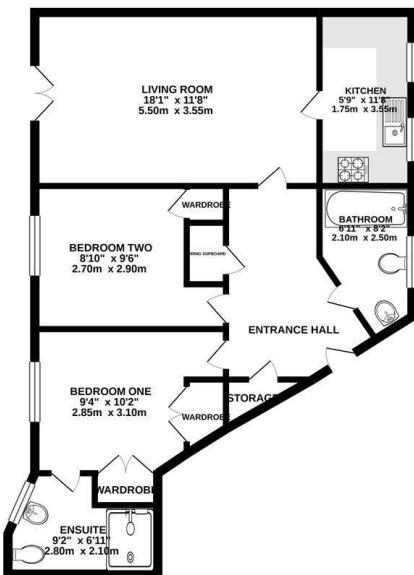
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements do not include allowances for internal doorways, fixtures, fittings, furniture, stairs, landings, etc. for any area, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions and areas given are approximate only and should not be relied on for any legal purposes. The vendor, agent and their employees and/or their agents do not guarantee an to be correct.

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