
MICHAEL TUCK
ESTATE & LETTING AGENTS
117 Watermint Drive, Tuffley - GL4 0SZ
Gloucester
Guide Price £175,000

117 Watermint Drive

Tuffley, Gloucester

DETACHED COACH HOUSE WITH NO CHAIN

MICHAEL TUCK are delighted to welcome to the market this detached coach house situated on Copeland park over on the outskirts of Tuffley.

The property would suit all first time buyers or buy to let investors.

The accommodation comprises of: Entrance, Lounge/Diner, Kitchen, Two DOUBLE BEDROOMS & modern bathroom suite.

With parking to the rear & also access to the garage to both front & also rear.

Call Us Today To Arrange Your Viewing On 01452 543200

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Garage & Parking
- NO ONWARD CHAIN
- Modern Throughout
- Gas Central Heating
- Double Bedrooms
- Upvc Double Glazed
- Energy Rating C









Entrance Hall

Lounge/Diner
Dimensions: 22' 1" x 14' 10" (6.73m x 4.52m). Upvc double glazed windows to front & side, television point, two radiators, telephone point, power points, archway to kitchen & door to inner hall.

Kitchen
Dimensions: 7' 1" x 6' 7" (2.16m x 2.01m). Upvc double glazed window to rear, eye & base level units with roll edge work surfaces, integrated fridge/freezer, dishwasher, electric oven with hob & hood, sink/drainer, part tiled walls, power points, recessed down lights.

Inner Hall
Access to loft via hatch, power points, airing cupboard, doors to both bedrooms & bathroom.

Bedroom 1
Dimensions: 11' 10" x 8' 7" (3.61m x 2.62m). Upvc double glazed window to front, radiator, power points, fitted wardrobes.

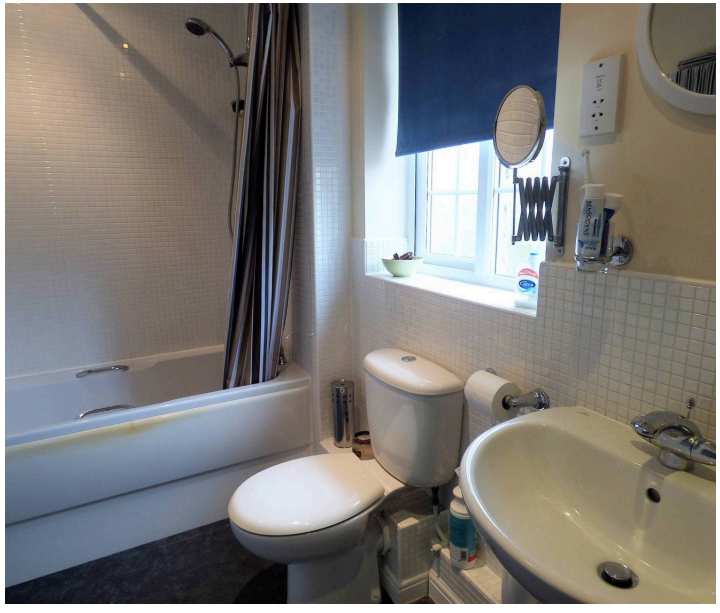
Bedroom 2
Dimensions: 11' 4" x 7' 3" (3.46m x 2.22m). Upvc double glazed window to rear, radiator, power points.

Bathroom
Upvc frosted double glazed window to rear, white suite comprising of paneled bath with shower over, low level wc & pedestal wash hand basin, part tiled walls, extractor fan, shaver point, recessed down lights, radiator.

Tenure
Leasehold- 970 years approximately remaining Charges- £600 per year service charge £210 per year ground rent







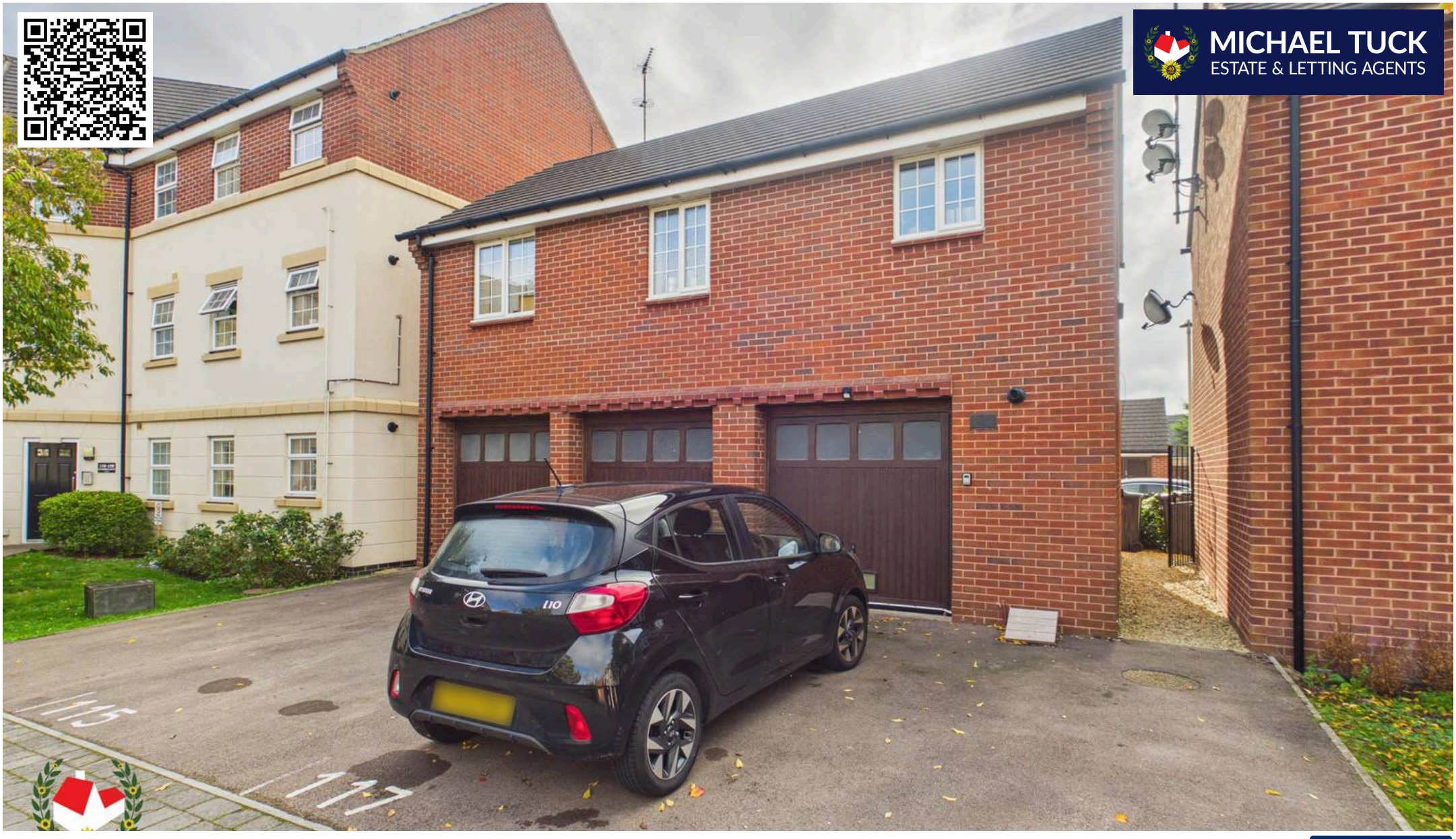


GROUND FLOOR
APPROX. FLOOR
AREA 217 SQ.FT.
(20.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

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
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Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/

The Property Ombudsman

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