



Clover Tynings, Hinton, Berkeley, Gloucestershire, GL13 9HZ

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BK CODE 5589

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A spacious three bedroom bungalow with potential to extend

LOCATION

The property is in picturesque countryside on the outskirts of Hinton, north east of Sharpness in the county of Gloucestershire. The property is accessed from the classified highway. The A38 is approximately 3 miles south east, Gloucester, Cheltenham and Bristol are all within easy reach and the M5 J14 is approximately 7 miles south.

- Dursley – 6 miles
- Gloucester – 13 miles
- Cheltenham – 18 miles
- Bristol – 21 miles

DESCRIPTION

The bungalow is a spacious three bedroom property constructed of render under a tile roof with an attached single garage. The property benefits from a generous garden laid to lawn and a tarmac drive providing parking for multiple cars.

Internally the property offers an entrance hall, fitted kitchen, dining room, living room, two double bedrooms, single bedroom and family bathroom.

The property has recently been granted a certificate of lawfulness of existing use or development under reference S.22/1699/CPE, demonstrating that Claver Tynings has been occupied without compliance with the agricultural occupancy condition for a period in excess of 10 years.

TENURE

Freehold with vacant possession upon completion.

SERVICES

We are advised that the property is served by mains water and electric with private septic tank drainage.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

METHOD OF SALE

The property is For Sale by Private Treaty. Offers are to be submitted in writing to Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to eleanor.isaac@brutonknowles.co.uk

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

Local Council: Stroud District Council Tel: 01453 766 321

VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles.

Eleanor Isaac
01452 880000
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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Clover Tynings, Hinton, Berkeley, Gloucestershire

Approximate IPMS2 Floor Area

House 81 sq metres / 872 sq feet
Garage 14 sq metres / 150 sq feet

Total 95 sq metres / 1022 sq feet



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07890 327 241

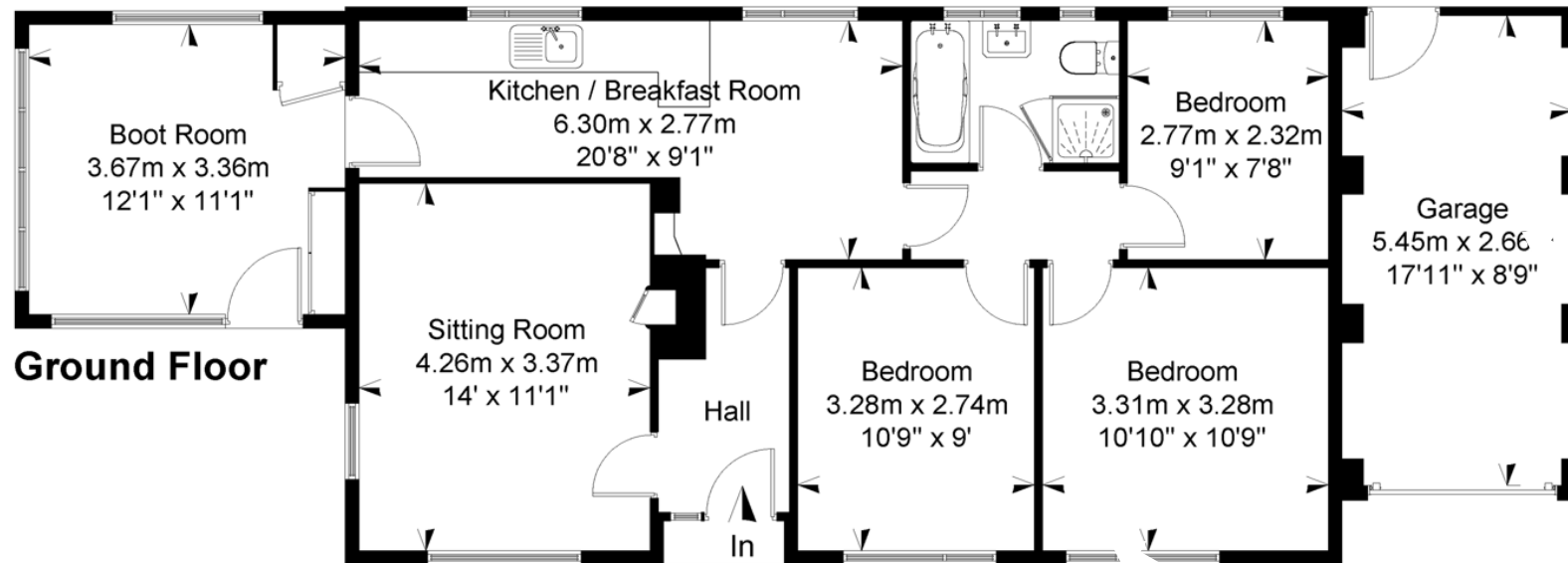
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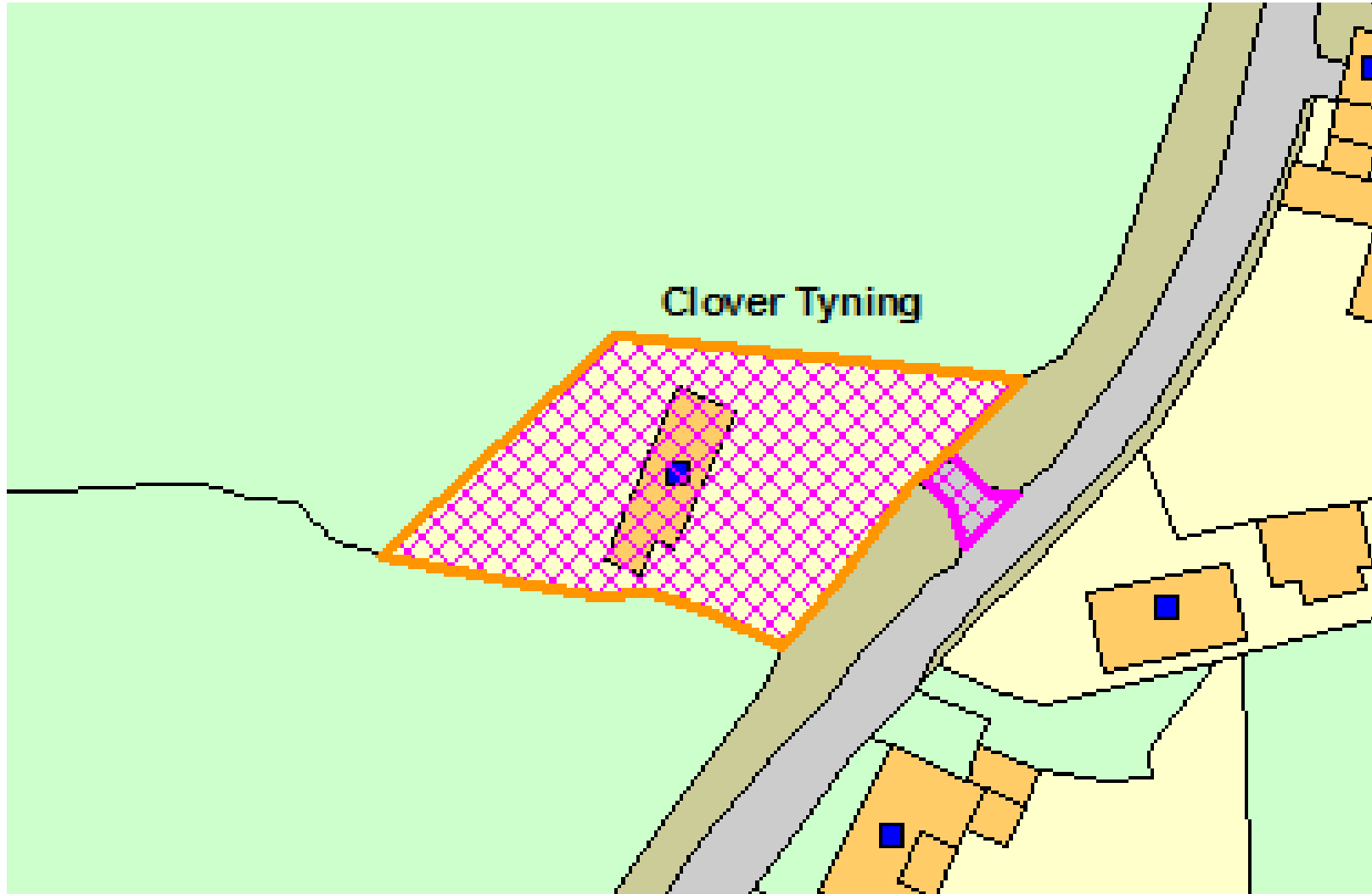
This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Eleanor Isaac
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