



I SAYERS COURT  
Stoke Orchard | Cheltenham | GL52 7SR

HUGHES  SEALEY

# Welcome to... I SAYERS COURT

Welcome to Number 1 Sayers Court, an extended two-bedroom semi detached home built in 2016 by Messrs Bloor Homes. Tucked away in this quiet courtyard setting, the property is being sold at 75% of the market value, under the Discounted Sales Home scheme, a super scheme designed specifically for First Time Buyers, with connections to the Gloucestershire area, (additional qualifying criteria applies). Furthermore, the property is a freehold home and there is no rent to pay on the additional share.

Internally the property enjoys an entrance hall that provides access to the spacious living room which is located to the front of the property. A door to the rear leads through to the kitchen/dining room which is larger than when constructed as the current owners undertook a single storey extension.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances whilst to the head of the room, the dining area benefits from French doors giving access to the enclosed rear garden.

The ground floor is completed by way of a cloakroom and separate utility area. Upstairs are two double

bedrooms and the family bathroom. The bedroom to the rear also benefits from a three-piece, en suite shower room.

Externally, the property benefits from two allocated parking spaces, found directly outside the front of the property. Furthermore, Number 1, owns part of the access way which provides the owner with additional parking. To the rear is an enclosed garden that features a paved terrace, lawns and a timber shed.

We understand that the qualifying criteria to be able to purchase the property includes:

- First-Time Buyer Status: All purchasers must be first-time buyers (never owned a property before).
- Income Limits: Total household income must not exceed £80,000 per year in the previous tax year.
- Local Connection: Applicants often need to demonstrate a strong connection to the local area, such as working, living there for a set period, or having family in the area.
- Property Use: The home must be the buyer's only or main residence.

We would recommend prior to making an offer on the

property that you speak to your mortgage advisor/conveyancer to confirm you meet with the criteria of the scheme.

## LOCATION

Stoke Orchard is a charming village on the north-west outskirts of Cheltenham. The Regency spa town of Cheltenham is approximately 6 miles commute, offering an array of boutique shops, restaurants and bars. In addition, there are a host of further amenities together with a hospital. There are superb communications to the M5 motorway providing direct links to the Midlands, Bristol and the South-West. Located on the development is a local community shop.

Mainline train stations to London Paddington (approximately 2 hours) are in Gloucester and Cheltenham respectively.

## KEY FEATURES

- A wonderful two-bedroom semi detached home, built in 2016 by Bloor Homes
- The property is being sold at 75% of the market value

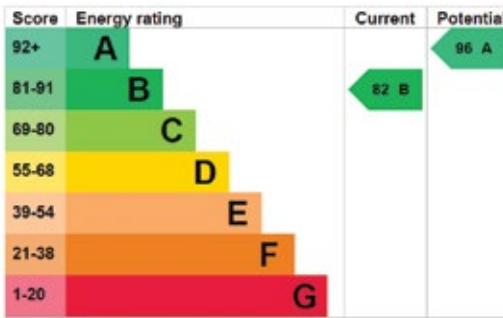
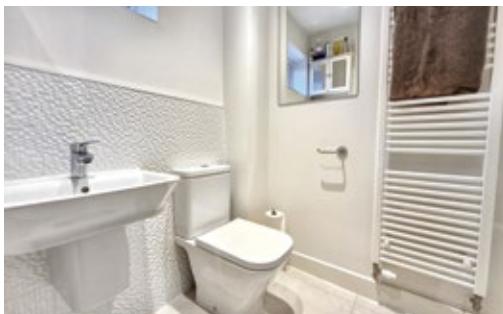
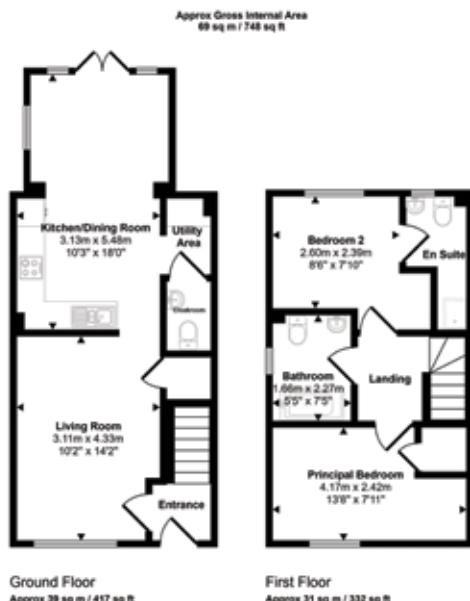
under the Discounted Sales Home Scheme

- Enjoying allocated parking for 3-4 cars, with two spaces found directly outside the property
- Enclosed rear garden featuring a paved terrace, lawns and a large garden shed
- Internally the property benefits from an entrance hall and spacious living
- To the rear is the extended kitchen/dining room, utility area and cloakroom
- To the upstairs are two double bedrooms and a three-piece family bathroom
- One of the double bedrooms benefits from a three piece, en suite shower room
- Double glazed throughout, gas fired central heating, mains water and drainage
- An ideal property that is specifically marketed to the First Time Buyers

## DIRECTIONS

Please enter the following postcode into your sat nav system: GL52 7SR. Upon arrival, the property can be identified by our For Sale sign.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899. Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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