



18 Belindas Park

Milkwall, Coleford, GL16 7LP

£105,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to offer this well-presented home with a low maintenance wrap-around garden to the market.

The property includes a spacious lounge enhanced by an electric fireplace. The kitchen offers ample storage space and features double patio doors leading to the garden. Both generously sized bedrooms are equipped with built-in wardrobes and drawers for efficient storage, as well as a TV point. The bathroom has a double walk-in shower along with fitted shelving and a mirror.

The garden is complimented with a flower border, a large patio area and a shed.

The property is situated in the village of Milkwall, approximately one mile from the market town of Coleford with a larger range of facilities including supermarkets, banks, shops and medical facilities. The M4, M5 and M50 are all considered to be within accessible commuting distance.



Approached via UPVC Double Glazed Sliding Doors Into:

Kitchen:

10'11" x 8'4" (3.35m x 2.56m)

A range of base units and wall units, drawers and work tops, tiled splashback, one and a half sink with drainer unit, a new boiler (fitted February), space for a fridge freezer, power and lighting, fire alarm, oven and a gas hob, UPVC double glazed windows, space for a washing machine, a double panelled radiator, an archway into the lounge.

Lounge:

14'8" x 10'7" (4.48m x 3.25m)

An electric fireplace with mantle piece, UPVC double glazed windows to front and side. UPVC double glazed door to side. Power and lighting, thermostat, two double panelled radiators. TV point, BT point, a smoke alarm. Door to the inner hallway and bedroom one.

Bedroom One:

8'5" x 7'6" (2.59m x 2.29m)

Fitted wardrobes and drawers, a double panelled radiator. UPVC double glazed window to side, a fitted mirror. TV point. Power and lighting.

Inner Hallway:

5'6" x 2'8" (1.69m x 0.83m)

Lighting, doors to the bathroom, bedroom two and lounge.

Bedroom Two:

6'7" x 7'6" (2.01m x 2.31m)

Fitted wardrobes and cupboards. UPVC double glazed windows, power and lighting, a double panelled radiator, the consumer box.

Bathroom:

5'6" x 6'6" (1.68m x 1.99m)

WC. wash hand basin with mirrored shelving, lighting an extractor fan, a double walk in shower with shower screen, fitted shelving, tiled splashback, a double panelled radiator.

Outside:

This property features a front patio equipped with outdoor lighting and includes a parking space. The low-maintenance, fenced wrap-around garden comprises of a patio area and decorative chippings. Additionally, there is a flower border and a garden shed located at the side of the property.

Please Note:

Park Homes:

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

The land remains the property of the park owner at all times.

As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement.

One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land.

Your rights are protected:

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



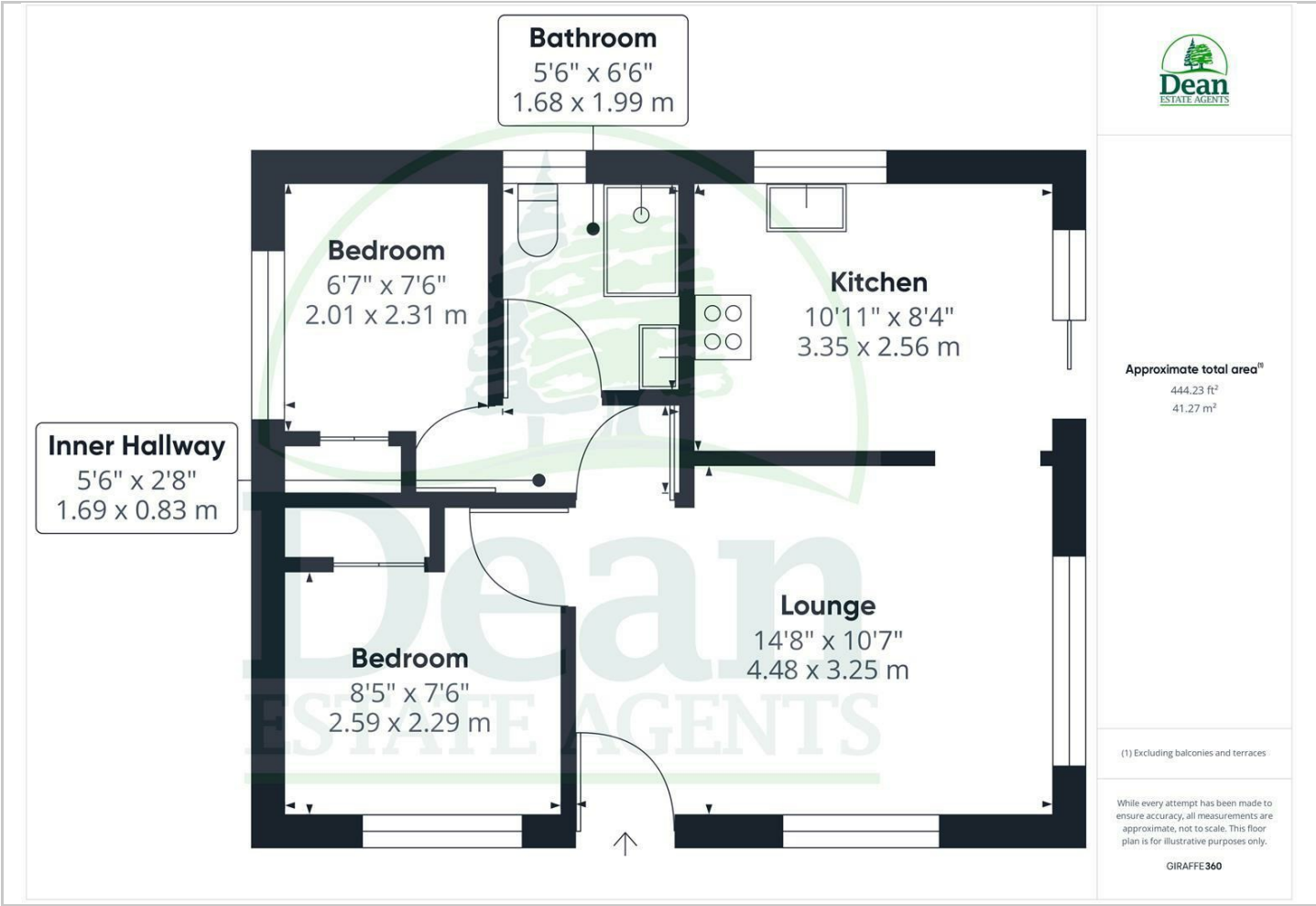
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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