



## 26 Blakes Way

Coleford, GL16 8EX

£350,000







Approached via composite front door:

#### Entrance Hallway:

20'1" x 3'11" (6.14 x 1.20)

Access to the lounge, kitchen, cloakroom, utility room. Smoke alarm, double panelled radiator, power and lighting.

#### Kitchen/Diner

19'5" x 10'5" (5.92 x 3.19)

A range of base, wall and drawer units, stainless steel sink drainer unit, six ring gas hob, extractor hood, double oven, space for a fridge/ freezer, plumbing for a dishwasher, double panelled radiator, UPVC double glazed bay window, power and lighting.

#### Cloakroom:

5'10" x 3'0" (1.78 x 0.93)

UPVC double glazed window, double panelled radiator, pedestal sink unit, W.C, lighting.

#### Lounge:

11'6" x 17'7" (3.52 x 5.38)

UPVC double glazed window, Upvc double glazed french doors, double panelled radiator, TV point, power and lighting.

#### Utility Room:

7'10" x 4'1" (2.40 x 1.26)

Worktop space, plumbing for a washing machine, mains consumer unit, extractor fan, double panelled radiator, door to the garage, power and lighting.

#### First Floor Landing:

12'7" x 6'11" (3.86 x 2.13)

Access to all bedrooms and bathroom, storage cupboard housing hot water tank, loft access, smoke alarm, double panelled radiator, power and lighting.

#### Bedroom One:

10'2" x 15'9" (3.12 x 4.82)

UPVC double glazed windows, double panelled radiator, fitted wardrobes, TV point, power and lighting.

#### En-Suite:

7'5" x 4'5" (2.27 x 1.37)

Walk in shower with glass sliding screen, pedestal sink unit, W.C, heated towel rail, UPVC double glazed window, shaver socket, extractor fan.

#### Bedroom Two:

17'10" x 9'0" (5.45 x 2.75)

UPVC double glazed window and double glazed velux window, double panelled radiator, power and lighting.

#### Bedroom Three:

13'3" x 9'8" (4.06 x 2.95)

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bedroom Four:

8'1" x 7'5" (2.48 x 2.28)

UPVC double glazed window, double panelled radiator, storage cupboard, power and lighting.

#### Bathroom:

9'4" x 5'6" (2.87 x 1.70)

Walk in shower with glass sliding door, white panelled bath, pedestal sink unit, W.C, heated towel rail, half height tiling, extractor fan, lighting.

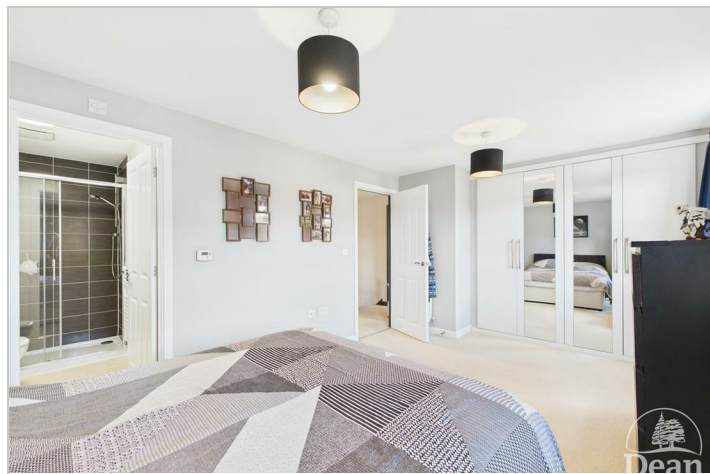
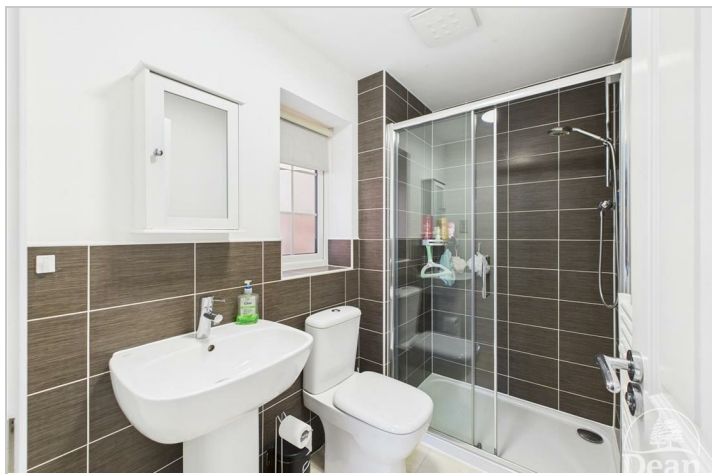
#### Garage:

18'2" x 9'3" (5.56 x 2.84)

Up and over door, Upvc double glazed door to garden, boiler, power and lighting.

#### Outside:

To the front is parking in front of the garage and gravelled area which is currently used as additional parking space. To the rear is a large decking area, patio area and large lawned area.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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

