



## 1 Wellmeadow

Staunton, Coleford, GL16 8PQ

£525,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present to the market this four bedroom detached property offered with NO ONWARD CHAIN. This property offers a ton of potential due to its spacious layout and large plot. The ground floor boasts a sizeable living room, separate dining room, good sized kitchen and a cloakroom. On the first floor you will find four good sized bedrooms with one boasting a shower, and a family bathroom. Outside, you will find large front and rear laid-to-lawn gardens, a driveway for several vehicles and a garage.

Wellmeadow is situated in the sought-after village of Staunton which is on the border between England and Wales. Staunton is well known for its amazing mountain bike tracks, woodland walks and its peaceful community. You are just a short drive from the towns of either Coleford or Monmouth where you will find a large variety of supermarkets, doctors surgeries, independent businesses, schools and much more!



#### Entrance Porch:

5'11 x 3'0 (1.80m x 0.91m)

Upvc double glazed window, lighting, door to:

#### Entrance Hallway:

3'11 x 12'8 (1.19m x 3.86m)

Double panelled radiator, smoke alarm, under stairs storage cupboard, lighting, doors to cloakroom, kitchen, dining room and lounge, stairs to first floor.

#### Living Room:

9'8 x 20'7 (2.95m x 6.27m)

Upvc double glazed window, Upvc double glazed patio doors, tv point, radiator, power and lighting.

#### Kitchen:

17'0 x 7'5 (5.18m x 2.26m)

A range of base and drawer units, stainless steel sink with drainer unit, plumbing for washing machine, space for oven, space for fridge/freezer, Upvc double glazed windows, Upvc double glazed door to

garden, radiator, power and lighting.

#### Dining Room:

9'0 x 16'0 (2.74m x 4.88m)

Upvc double glazed windows, radiator, power and lighting.

#### Cloakroom:

6'7 x 3'10 (2.01m x 1.17m)

W.C, Upvc double glazed window, sink basin, lighting.

#### Bedroom One:

9'7 x 12'3 (2.92m x 3.73m)

Upvc double glazed window, radiator, cupboard with hanging rail, shower, power and lighting.

#### Bedroom Two:

9'10 x 10'5 (3.00m x 3.18m)

Upvc double glazed window, cupboard with hanging rail, power and lighting.

#### Bedroom Three:

12'11 x 7'11 (3.94m x 2.41m)

Upvc double glazed window, cupboard with hanging rail, power and lighting.

#### Bedroom Four:

9'7 x 6'4 (2.92m x 1.93m)

Upvc double glazed window, cupboard with hanging rail, power and lighting.

#### Bathroom:

6'10 x 7'5 (2.08m x 2.26m)

P shaped bath with shower over, pedestal sink unit, W.C, heated towel rail, lighting, Upvc double glazed window.

#### Outside:

To the front is a large lawned area with a pathway leading to the entrance porch.

To the rear is a well landscaped garden with a range of bushes, shrubs and flowers, lawned section, Worcester boiler, patio area and access to the garage and parking.

#### Garage:

15'5 x 15'8 (4.70m x 4.78m)

Electric door, power and lighting.



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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

**Floor 0 Building 1**

**Floor 1 Building 1**

**Approximate total area<sup>®</sup>**

1221.38 ft<sup>2</sup>

113.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

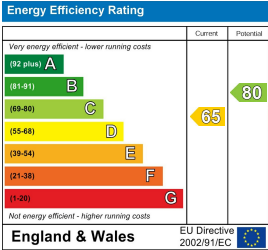
Calculations are based on RICS IPMS 3C standard.

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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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