



Dean View, Hewelsfield Lane

St. Briavels, Lydney, Gloucestershire, GL15 6TR

£350,000



RENOVATION PROJECT WITH HUGE POTENTIAL Dean Estate Agents are thrilled to present to the market this three bedroom detached bungalow, nestled in a peaceful rural setting. This property offers a rare opportunity for renovation and modernisation. Set on a generous plot, the property enjoys uninterrupted, far-reaching views across rolling fields and open countryside, providing a truly tranquil backdrop. While the interior is in need of updating, the spacious layout and detached nature of the home present an ideal blank canvas for improvement and extension (subject to planning permission). Perfect for those with vision, this property promises a rewarding project in an enviable location.

Dean View is situated in the sought-after village of St. Briavels where you find a great sense of community, peaceful lifestyle, a free house, amazing woodland walks, fantastic views, schools, a cafe and much more!!



Approached via a wooden door & outside light to the front aspect entrance porch.

Entrance Porch:

3'8" x 14'9" (1.14m x 4.50m)

With large UPVC double glazed windows to both the front and side aspect offering distant countryside views, door to entrance hallway.

L-Shaped Entrance Hallway:

3'3" x 16'2" (1.00m x 4.95m)

With radiator, double power point, access to loft space, smoke alarm, digital controls for hot water and heating system with adjacent thermostat, coved ceiling and coat hooks.

Lounge:

18'7" x 10'7" (5.68m x 3.24m)

With both front and side aspect UPVC double glazed windows, views over fields, radiator, open tiled fireplace, double power points, double doors to the rear sun room.

Conservatory:

8'4" x 18'9" (2.55m x 5.73m)

With large UPVC double glazed windows to the rear, doors to outside and further doors onto the lounge and kitchen, polycarbonate roof, radiator, space & plumbing for washing machine.

Kitchen:

9'5" x 9'8" (2.89m x 2.95m)

In need of refurbishing with base units, gas cooker point, door to rear sun room, sink unit, radiator, coved ceiling.

Bedroom One:

10'0" x 11'8" (3.05m x 3.57m)

Front aspect UPVC double glazed windows providing views, radiator and coved ceiling.

Bedroom Two:

13'0" x 8'0" (3.98m x 2.46m)

Rear aspect with UPVC double glazed windows providing views, TV aerial point, radiator.

Bedroom Three:

9'11" x 8'1" (3.03m x 2.47m)

With UPVC double glazed windows providing views over the gardens and rural countryside, radiator, coved ceiling.

Bathroom:

9'5" x 6'0" (2.89m x 1.84m)

With W.C., wash hand basin and bath, shower over bath, UPVC double glazed windows providing views, radiator.

Outside:

The front gardens are laid mainly to lawn with extensive off road parking, shrubs, countryside views, access either side of the bungalow to the rear, outside light.

To the rear one will find a large, extremely private garden adjoining farmland to the rear and side aspects, lawns, an abundance of shrubs, several garden outbuildings, part fence and chain linked boundaries, hedging separating the immediate rear garden to the larger lawned garden.

Garage:

With up and over door, power & lighting.



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



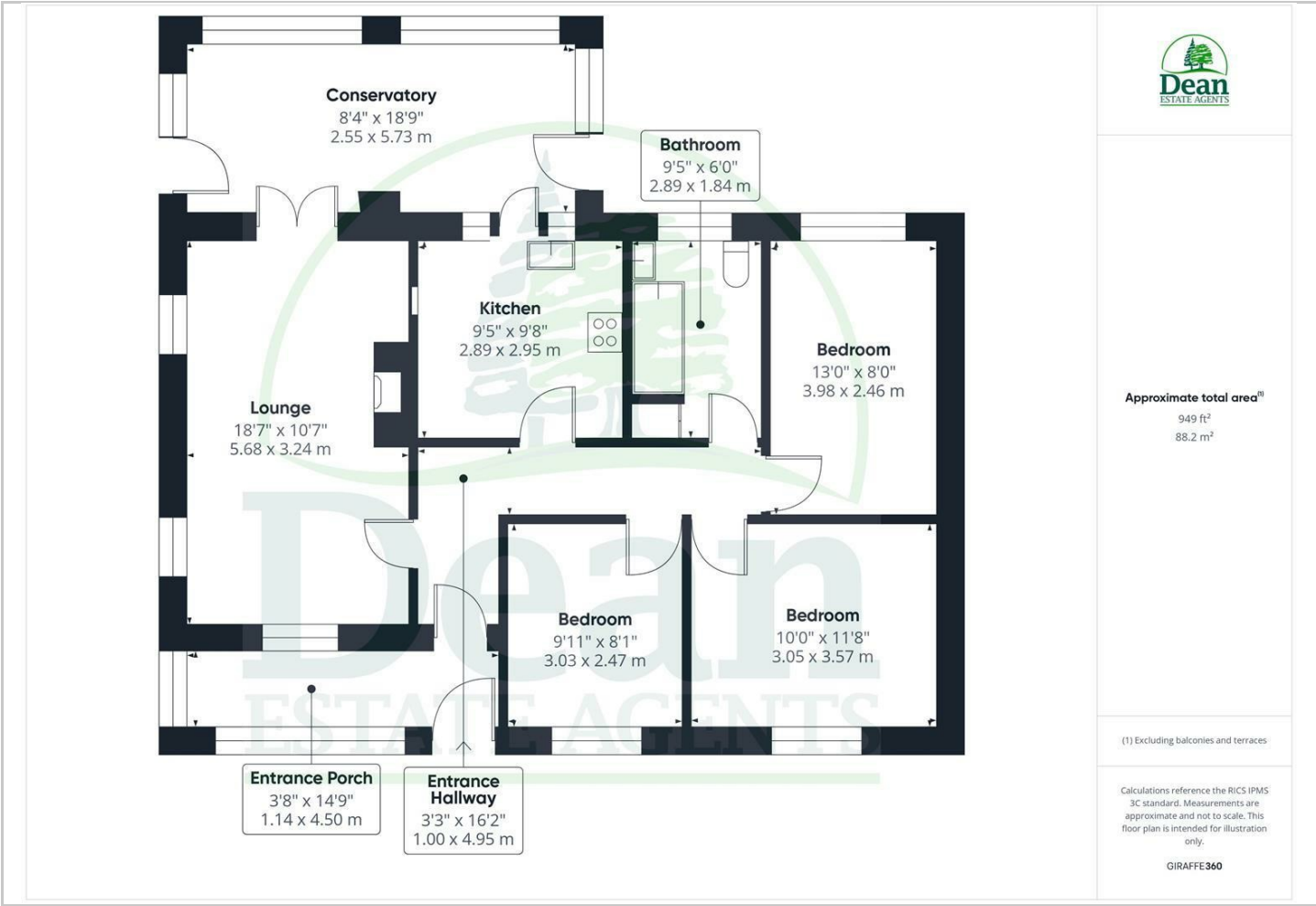
Hybrid Map



Terrain Map



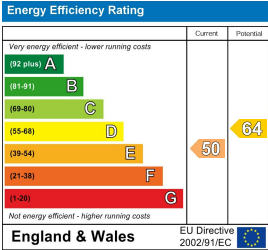
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

