



59 Templeway West

Lydney, GL15 5JD

£390,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents offer for sale this well presented family home comprising of four bedrooms, an en-suite shower room, family bathroom, lounge, large dining room across the rear of the property, utility room, cloakroom, fitted kitchen, gas central heating and double glazed windows.

The entrance porch has been renewed in recent years and the views to the rear reach out to the River Severn and beyond. The garage is integral and has a courtesy door into the utility room.

Take a look through the virtual tour to appreciate the overall size of this family home.



Approached via a UPVC double glazed door to the entrance porch.

Entrance Porch:

4'6" x 8'0" (1.39m x 2.44m)

With large UPVC double glazed windows, recess ceiling lights, tiled flooring, double power point and UPVC double glazed door and side panel to the entrance hall.

Entrance Hallway:

5'11" x 5'1" (1.81m x 1.55m)

Oak engineered flooring, stairs to the first floor, radiator, smoke alarm, large walk in understairs storage cupboard.

Cloakroom:

5'6" x 3'8" (1.69m x 1.14m)

Front aspect with UPVC double glazed window, WC, wash hand basin, tiled walling, heated towel rail, mains consumer unit, tiled flooring.

Lounge:

22'4" x 11'0" (6.82m x 3.36m)

With a large UPVC double glazed window to the front, oak engineered flooring, wood burner with oak mantle, two radiators.

Kitchen:

9'10" x 8'11" (3.00m x 2.74m)

Rear aspect with base units, wall cupboards, worktop surfaces, under cabinet lighting, sink unit, integrated fridge, tiled flooring, radiator, plumbing for dishwasher, strip lights, electric cooker point.

Dining Room:

7'1" x 20'3" (2.18m x 6.19m)

Rear aspect, twin sliding double glazed patio doors, tiled flooring, radiator, TV point.

Utility Room:

7'11" x 7'6" (2.42m x 2.30m)

Rear aspect with UPVC double glazed window and door, tiled flooring, radiator, door to garage, base units, worktop surfaces, sink unit, wall units.

Landing:

Smoke alarm, digital controls for the central heating and hot water system, door to airing cupboard with hot water tank, access to the loft space.

Bedroom One:

12'3" x 8'9" (3.75m x 2.68m)

Rear aspect UPVC double glazed window with far reaching views to the River Severn, built in 5 door wardrobes, radiator.

Bedroom Two:

7'8" x 10'11" (2.36m x 3.34m)

Front aspect with large UPVC double glazed window, radiator, double wardrobe, power points.

Bedroom Three:

7'8" x 9'2" (2.36m x 2.80m)

Rear aspect with UPVC double glazed window overlooking fields and distant views to the River Severn, built in double wardrobe, radiator and power points.

Bathroom:

5'6" x 8'11" (1.69m x 2.73m)

A white suite comprising of a wash hand basin, WC,

bath with electric shower and folding shower screen door, tiled floor and walling, recess ceiling lights, extractor fan, heated towel rail.

Bedroom Four:
11'1" x 7'11" (3.40m x 2.43m)

Rear aspect with UPVC double glazed window, built in wardrobe, radiator.

En-Suite:
5'1" x 7'4" (1.57m x 2.25m)

A modern suite comprising of a WC, wash hand basin, shower cubicle and thermostatic shower, tiled walls, recess ceiling lights, extractor fan, UPVC double glazed window and radiator.

Outside:
To the front of the house one will find lawned gardens with a driveway providing off road parking and further block paved parking.

Outside light and side access to the rear gardens.

Garage:
Metal up and over door, water tap and internal door to the utility room.

The rear gardens comprise of an elevated decking area with views across the surrounding fields and to the River Severn, lawns, fenced boundaries, access to the front via either side of the house.



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. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

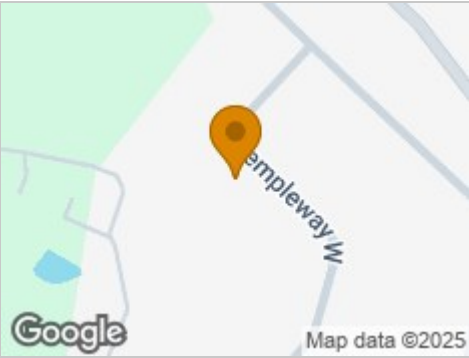
If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. 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 Ltd 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 the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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

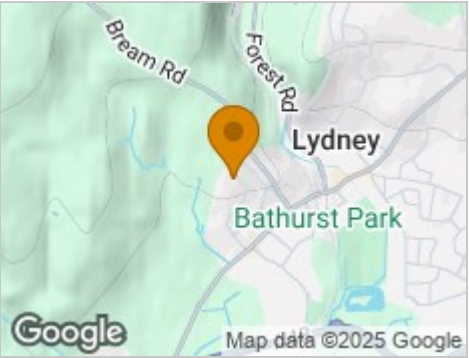
Road Map



Hybrid Map



Terrain Map



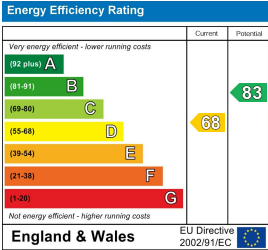
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 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.