



FREEHOLD

£240,000



PERLA COTTAGE, TURNERS TUMP, RUARDEAN, GLOUCESTERSHIRE, GL17 9XG

- **THREE BEDROOMS**
- **OIL CENTRAL HEATING**
- **GARDENS**
- **VIEWS**
- **LARGE LIVING ROOM**
- **WOOD-BURNING STOVE**
- **ELEVATED POSITION**

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A DETACHED THREE BEDROOMED COTTAGE REQUIRING SOME UPDATING AND MODERNISATION BUT WITH FANTASTIC VIEWS OVER RUARDEAN TOWARDS THE WELSH MOUNTAINS AND SOUTH HEREFORDSHIRE. IDEAL AS A HOLIDAY HOME ON THE EDGE OF THIS POPULAR VILLAGE.

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by with primary school. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Door to -

Kitchen: 10' 6" x 8' 6" (3.20m x 2.59m), Wall and base units, sink unit, tiled splash-backs, under-stairs storage cupboard, window to front with views, radiator.

Lounge: 20' 6" x 11' 8" (6.24m x 3.55m), Fireplace with wood-burner, window and door to front with views, radiator, built-in cupboard.

Bathroom: Three piece suite, over-bath shower, tiled splash-backs, radiator, airing cupboard, window.



Landing: Window to rear.

Bedroom One: 10' 0" x 9' 6" (3.05m x 2.89m), Window to front with views, radiator, built-in cupboard.

Bedroom Two: 9' 1" x 7' 8" (2.77m x 2.34m), Window to front with views, radiator.

Bedroom Three: 8' 8" x 7' 8" (2.64m x 2.34m), Window to front with views, radiator, built-in cupboard.



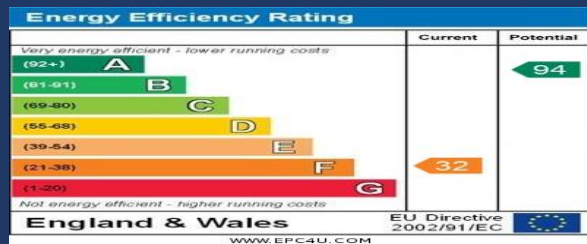
Outside: To the side of the property there is a good sized stone outbuilding which requires some remedial work, storage shed and oil tank. Pathway leads to good sized garden, currently uncultivated and with fine views.

Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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