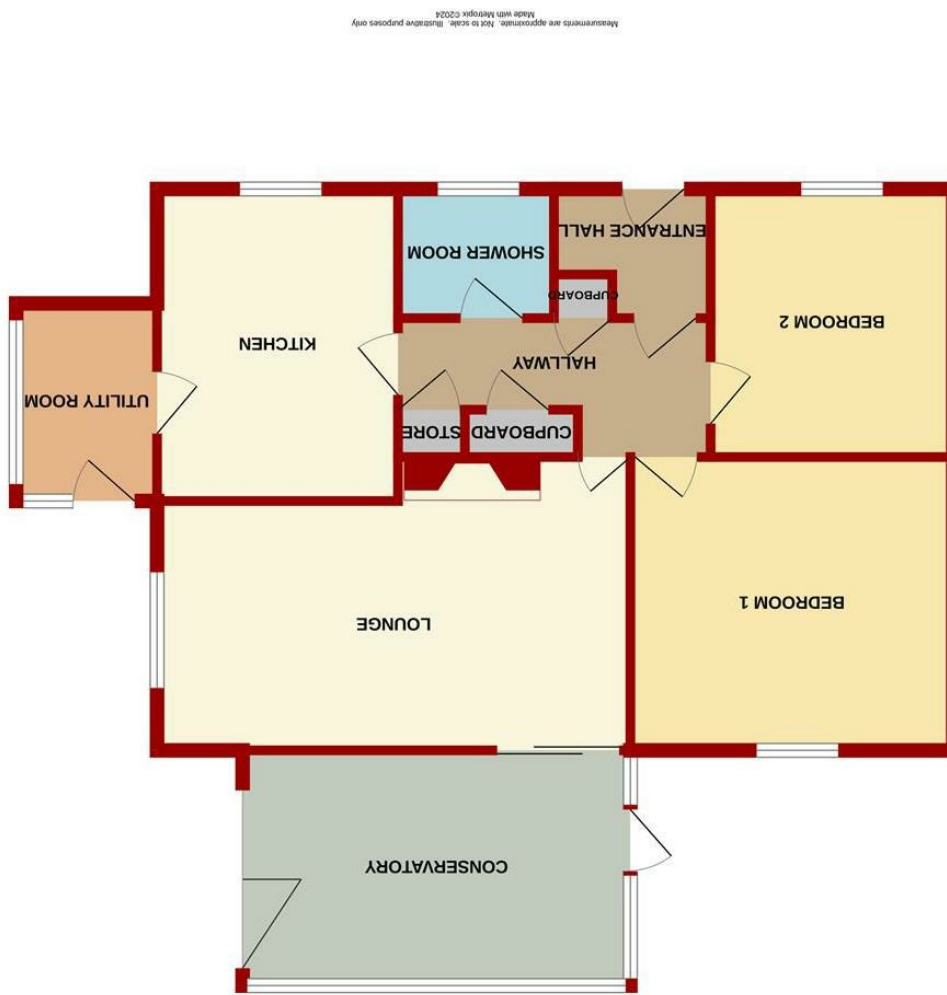
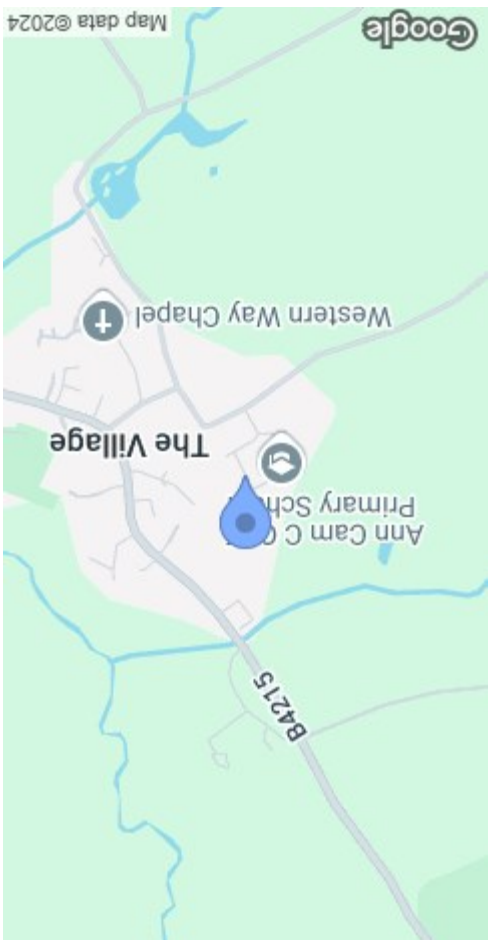




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



GROUND FLOOR



11 Bayfield Gardens
 Dymock GL18 2BH

Guide Price £295,000

A RARELY AVAILABLE TWO DOUBLE BEDROOM EXTENDED DETACHED BUNGALOW, CONSERVATORY, KITCHEN PLUS UTILITY ROOM, situated on a CORNER PLOT with LARGE SOUTH WEST FACING GARDENS, AMPLE PARKING, SINGLE GARAGE and an UNSPOILT OUTLOOK OVER SURROUNDING FIELDS AND FARMLAND.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Entrance via fully glazed UPVC door through to:

ENTRANCE PORCH

Electric radiator, fully glazed door through to:

ENTRANCE HALL

Airing cupboard with hot water tank and slatted shelving, access to insulated roof space via loft ladder, built-in cloaks cupboard.

LIVING ROOM

19'1 x 11'10 max (5.82m x 3.61m max)

Fireplace with inset wood burning stove, electric radiator, side aspect window with a lovely outlook over the gardens onto fields and farmland beyond. Double glazed sliding patio doors through to:

CONSERVATORY

15'9 x 9'2 (4.80m x 2.79m)

Power and lighting, UPVC double glazed, single door plus bi-fold doors into the gardens, lovely aspect onto open fields and farmland.

KITCHEN / BREAKFAST ROOM

12'7 x 9'9 (3.84m x 2.97m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, four ring gas hob, cooker hood above, space for dishwasher, electric radiator, front aspect window. Fully glazed door through to:

UTILITY

7'11 x 5'8 (2.41m x 1.73m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, plumbing for washing machine, space for tumble dryer, fitted cupboards, electric radiator, half glazed door through to the rear, lovely outlook over the gardens onto open fields and farmland surrounding.

BEDROOM 1

13'0 x 11'11 (3.96m x 3.63m)

Rear aspect window with a private outlook over the gardens.

BEDROOM 2

10'10 x 9'10 (3.30m x 3.00m)

Electric radiator, front aspect window.

SHOWER ROOM

Fitted corner shower cubicle, shower over, tiled surround, vanity wash hand basin, cupboards below, tiled splashback, close coupled WC, electric radiator, front aspect frosted window.

OUTSIDE

A tarmac driveway, suitable for the parking of three to four vehicles, leads through to:

SINGLE GARAGE

17'0 x 8'2 (5.18m x 2.49m)

Accessed via up and over door, power and lighting, half glazed personal door through to the side.

WORKSHOP TO THE REAR

To the front of the property, a pathway leads to the front door, outside lighting, various shrubs and bushes. Access to either side of the property, leads to the side and rear and to the south west facing gardens having pathways, patio areas, borders with shrubs and bushes, good sized cultivated vegetable produce area, greenhouse, large lawned area, outside lighting, outside tap, fencing and hedging surround, superb unspoilt outlook onto surrounding fields and farmland.

SERVICES

Mains water, electricity and drainage.

Solar panels - We believe the property earns around £125 per annum and has reduced energy charges during the summer months.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4215 towards Dymock. Upon reaching Dymock, turn left signposted Kempley and proceed over the bridge. Follow the road around to the right, then to the left and then turn right into Bayfield Gardens, proceed to the end, turn left and the property will be in front of you in the far corner.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).