



**Feargus Cottage Prince Crescent**  
**Staunton GL19 3RF**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £439,950

A SPACIOUS AND EXTENDED THREE DOUBLE BEDROOM DETACHED CHARTIST BUNGALOW with EN-SUITE TO MASTER BEDROOM, CONSERVATORY, GARAGE / WORKSHOP, LOVELY MATURE GARDENS OF APPROXIMATELY ONE FIFTH OF AN ACRE, situated in a POPULAR VILLAGE LOCATION.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Enter the property via composite double glazed front door into:

### ENTRANCE HALL

16'6 x 10'2 max narrowing to 7'8 x 4'8 (5.03m x 3.10m max narrowing to 2.34m x 1.42m)

Engineered oak flooring, double radiator, double doors to built-in shoe and coat storage cupboard.

### LOUNGE / DINER

24'3 x 11'8 (7.39m x 3.56m)

Bespoke brick fireplace with stone hearth housing cast iron log burner, double radiator, TV point, two rear aspect windows. Door to:

### KITCHEN / BREAKFAST ROOM

12'2 x 11'8 (3.71m x 3.56m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, further built-in storage units, wine cooler, plumbing for washing machine and dishwasher, integrated Smeg oven, four ring induction hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap, inset spotlighting, rear aspect window.

### CONSERVATORY

9'2 x 8'0 (2.79m x 2.44m)

Lower brick construction upper UPVC double glazed construction with blue tinted glass roof, lighting, power points, front and rear aspect doors.

### MASTER BEDROOM

11'9 x 11'6 (3.58m x 3.51m)

Wood laminate flooring, range of built-in wardrobes, wood laminate flooring, double radiator, access to roof space, side aspect window. Door to:

### EN-SUITE

7'8 x 5'1 (2.34m x 1.55m)

Shower cubicle accessed via glazed screen with overhead and detachable hand showers, WC, vanity wash hand basin with mixer tap and cupboard below, mirrored medicine cabinet, tiled floor, single radiator, inset spotlighting, rear aspect window.

### BEDROOM 2

14'6 max x 8'8 (4.42m max x 2.64m)

Built-in double wardrobe, double radiator, side and front aspect window.

### BEDROOM 3

14'6 x 8'4 (4.42m x 2.54m)

Access to roof space, built-in single wardrobe, double radiator, side aspect window.

### BATHROOM

8'7 x 8'0 (2.62m x 2.44m)

Re-fitted suite to comprise P shaped bath with central mixer tap and inset Mira shower system, WC, vanity wash hand basin with mixer tap and cupboards below, mirrored medicine cabinet, further built-in storage units, chrome heated towel rail, inset spotlighting, tiled splashbacks, tiled flooring.

### OUTSIDE

A tarmac driveway and entrance apron gives access to a five bar gate, which in turn leads to a driveway down the side of the property with further gravelled parking and turning area at the bottom of the drive, suitable for parking three to four vehicles. The driveway leads to:

### DETACHED BRICK / TIMBER BUILT GARAGE / WORKSHOP

20'4 x 11'1 (6.20m x 3.38m)

Accessed via double opening doors, side aspect pedestrian door, power and lighting, side aspect window.

The property is sat centrally within a large plot measuring approximately one fifth of an acre, with formal gardens to the rear which are mainly laid to lawn. There is an oil tank, summer house, wood stores, several mature trees to include Cherry and Silver Birch and mature planted borders. A pathway leads to the garage and continues from the rear around the side of the property. There are further seating areas, oil boiler, seating areas to the side of the bungalow continuing to the conservatory. At the front of the property there is a patio pathway, lawns and bin storage area. The property is enclosed by fencing and hedging.

### SERVICES

Mains water, electricity and drainage. Oil-fired heating.

### 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: E  
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

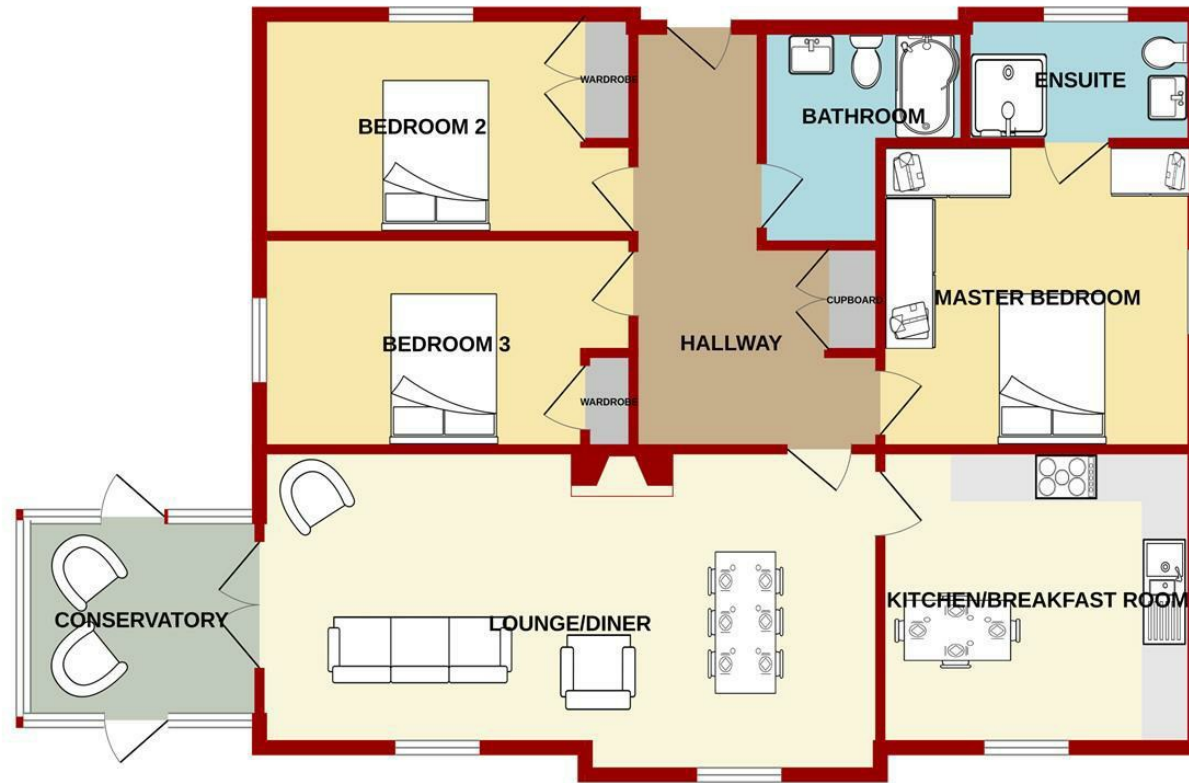
From Newent, proceed along the B4215 towards Dymock turning right just after the Fire Station onto Tewkesbury Road. Proceed along here for 4-5 miles until reaching the A417, turning left here towards Staunton. Take the next left into Prince Crescent where the property can be found on the right hand side as marked by our 'For Sale' board.

### PROPERTY SURVEYS

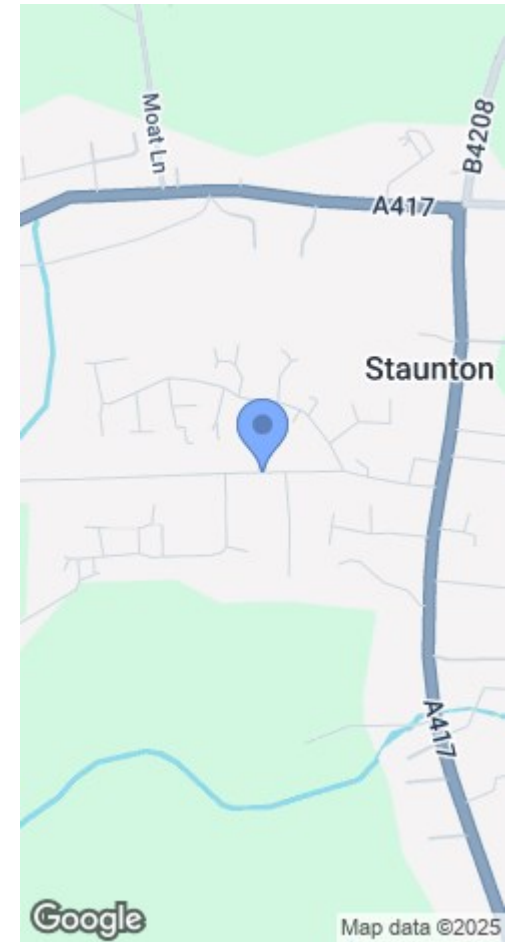
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with MetroPix ©2024



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100) A				(81-91) A			
(81-90) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

### 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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys