



20 Muzzle Patch  
Tibberton GL2 8EE



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £265,000

A TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW with MONO PITCH ROOF situated in the POPULAR VILLAGE LOCATION OF TIBBERTON, having a LOVELY PRIVATE GOOD SIZED GARDEN WITH OPEN OUTLOOK ONTO FARMLAND, GARAGE and PARKING, all being offered with NO ONWARD CHAIN.

Tibberton offers a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations. It also hosts the yearly Tibberton Show which is a huge and well supported event.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.







Entrance via fully glazed frosted door through to:

### ENTRANCE HALL

Built-in meter cupboard, opening through to:

### INNER HALL

9'2 x 5'6 (2.79m x 1.68m)

Cupboard housing the warm air heater (not tested), roof light. Opening out to:

### DINING ROOM

19'10 x 9'10 (6.05m x 3.00m)

Two warm air vents, two front aspect windows. Opening through to:

### LOUNGE

11'11 x 10'0 (3.63m x 3.05m)

Open fireplace (not tested), warm air vent, tiled hearth, rear aspect window, UPVC double glazed French doors with a lovely outlook over farmland to the side.

### KITCHEN

9'11 x 9'6 (3.02m x 2.90m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, fitted electric oven, four ring electric hob over, cooker hood above, warm air vent, rear aspect window with a lovely outlook over the gardens onto farmland to the side, half glazed door through to the rear garden.

### BEDROOM 1

12'6 x 11'6 (3.81m x 3.51m)

Warm air vent, two built-in wardrobe cupboards with hanging rail and shelving, two front and side aspect windows giving a lovely outlook over farmland to the side.

### BEDROOM 2

12'11 x 9'3 (3.94m x 2.82m)

Warm air vent, rear aspect window with a lovely outlook onto farmland to the side, fully glazed UPVC doors to the side with unspoilt outlook over surrounding farmland.

### BATHROOM

White suite comprising modern panelled bath, shower attachment over, wash hand basin, close coupled WC, built-in cupboards, cupboard housing the water tank, access to roof space, two rear aspect frosted windows.

### OUTSIDE

A pathway leads to the front door with covered porch. There is a lawned area and access to the side, further lawned area and superb outlook onto open farmland, patio area, outside lighting, continuing to the rear. There is a further paved patio area, outside light, outside tap, good sized lawned area, partly fenced. Unspoilt outlook onto farmland to the side. The rear garden measures approximately 40' x 25'. A gated rear access leads to a parking space for one vehicle, leading to:

### SINGLE GARAGE

16'5 x 8'6 (5.00m x 2.59m)

Accessed via up and over door, power and lighting, personal door through to the gardens.

### AGENT'S NOTE

The property has access to a shared two acre field nearby, which is owned by the development.

Management fee of approximately £200 per annum.

### SERVICES

Mains water, electricity and drainage. Warm air 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: 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 Gloucester. Continue through Highleadon, passing Trioscapes on the left until you see a turning right signposted Tibberton. Turn right here onto Buttermilk Lane, proceed into the village, turn right into Muzzle Patch, take the first right and proceed to the top and take the last left. Proceed to the end and you will get to the rear of the property.

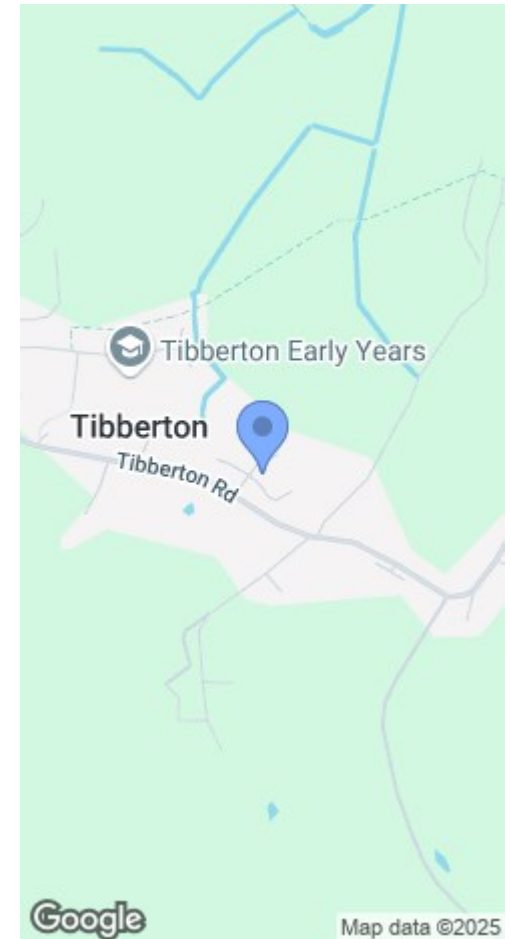
### PROPERTY SURVEYS

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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(26 plus) A			
(11-25) B			
(6-10) C			
(1-5) D			
(0-4) E			
(-1) F			
(-2) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



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