



**The Heathers Prince Crescent**  
**Staunton GL19 3RF**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £365,000

A THREE BEDROOM DETACHED BUNGALOW with KITCHEN / BREAKFAST ROOM plus SEPARATE UTILITY, LIVING ROOM plus CONSERVATORY, set within a GOOD SIZED ENCLOSED PLOT, AMPLE PARKING, GARAGE and CAR PORT, situated in a 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.







Entrance via half glazed door through to:

### ENTRANCE PORCH

6'1 x 4'5 (1.85m x 1.35m)

Tiled flooring, front aspect window with a private outlook. Part glazed door leads through to:

### LOUNGE

16'11 x 14'5 (5.16m x 4.39m)

Wood burning stove with raised hearth, tiled back plate, wood laminate flooring, two double radiators, central ceiling fan and light, coving, front and side aspect windows having an outlook over the gardens.

### KITCHEN / BREAKFAST ROOM

16'10 x 11'6 (5.13m x 3.51m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, built-in electric oven with four ring induction hob over, cooker hood above, plumbing for dishwasher, radiator, airing cupboard with hot water tank and shelving, central ceiling fan and light, two rear aspect windows overlooking the garden, fully glazed door through to the conservatory and to.

### BEDROOM 3 / SITTING ROOM

14'2 x 11'2 (4.32m x 3.40m)

Laminate flooring, double radiator, central ceiling fan and light, front and side aspect windows overlooking the gardens, UPVC double glazed sliding patio door through to the gardens.

### CLOAKROOM

White suite comprising close coupled WC, wash hand basin, extractor fan.

### CONSERVATORY

15'4 x 7'5 (4.67m x 2.26m)

Tiled flooring, fully glazed door through to the gardens, door to the garage.

### INNER HALLWAY

Access to insulated roof space via loft ladder (part boarded with light).

### BEDROOM 1

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

Double radiator, central ceiling fan and light, front aspect window.

### BEDROOM 2

10'10 x 7'9 (3.30m x 2.36m)

Double radiator, central ceiling fan and light, rear aspect window.

### BATHROOM

8'2 x 7'9 (2.49m x 2.36m)

White suite comprising of corner bath with shower attachment, tiled surround, separate shower cubicle and tray, panelled surround, shower, vanity wash hand basin with cupboards below, tiled splashback, close coupled WC, heated towel rail, side aspect frosted window.

### OUTSIDE

Double wrought iron gates lead through to a resin driveway, suitable for the parking of several vehicles, parking and turning area etc., leading to:

### GARAGE

17'0 x 11'0 (5.18m x 3.35m)

Accessed via electric up and over door, power and lighting, personal door through to the conservatory. Door to:

### UTILITY

10'3 x 6'1 (3.12m x 1.85m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, plumbing for washing machine, space for tumble dryer, oil-fired central heating and domestic hot water boiler, rear aspect window.

To the side of the property, there is a:

### CAR PORT / STORE

16'5 x 13'11 (5.00m x 4.24m)

Power points.

To the front of the property, there are various flower beds and borders with shrubs, bushes and trees, outside lighting, outside tap. This continues around to the side, where there is a further large garden area with lawned area, small garden shed, borders, shrubs and trees, outside tap and a cultivated vegetable produce area. This continues around to the south facing rear garden where there is a paved patio area, further lawned area, shrubs and trees, outside lighting, outside tap, potting shed, fencing surround.

### SERVICES

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

### AGENT'S NOTE

The property benefits from having its own solar panels which reduce the cost of the electricity and brings in approximately £500-600 per annum on a feed in tariff.

### 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: D  
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

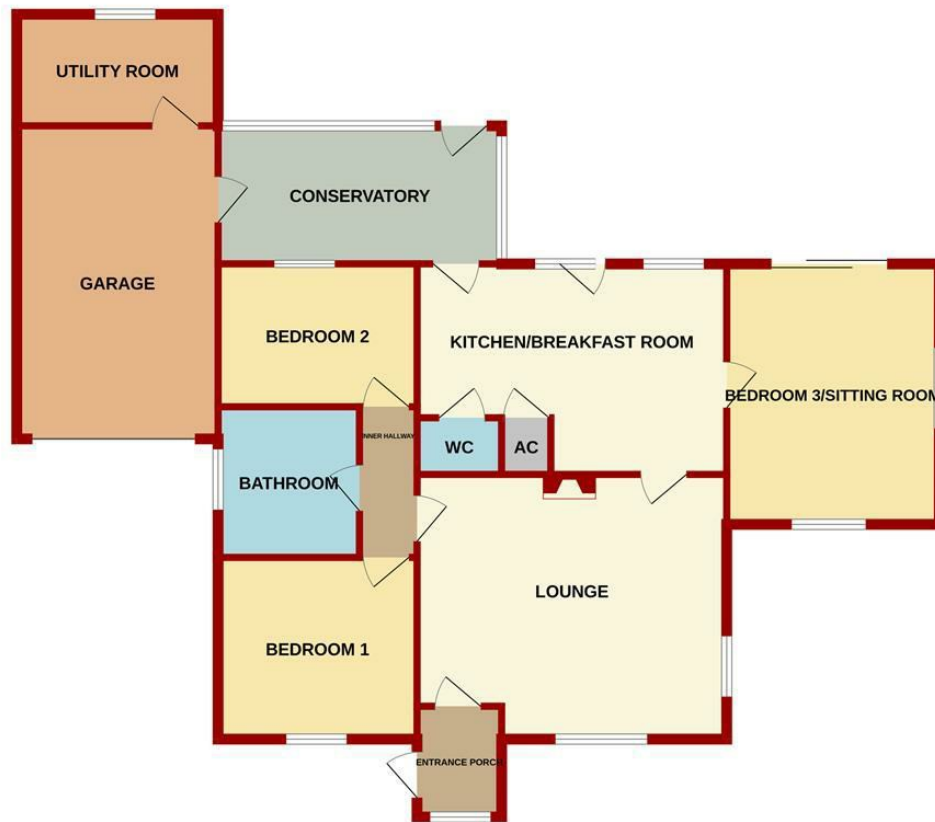
From Newent, proceed along the B4215 towards Dymock turning right just after the Fire Station onto Tewkesbury Road. Proceed along here for 4-5 miles until reaching the A417, turning left here towards Staunton. Take the next left into Prince Crescent. Proceed along, past Boundary Place, where the property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

### PROPERTY SURVEYS

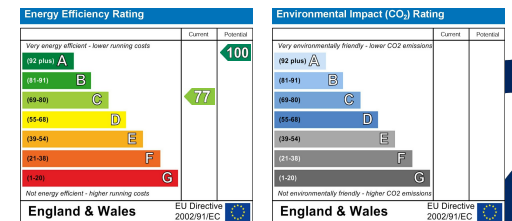
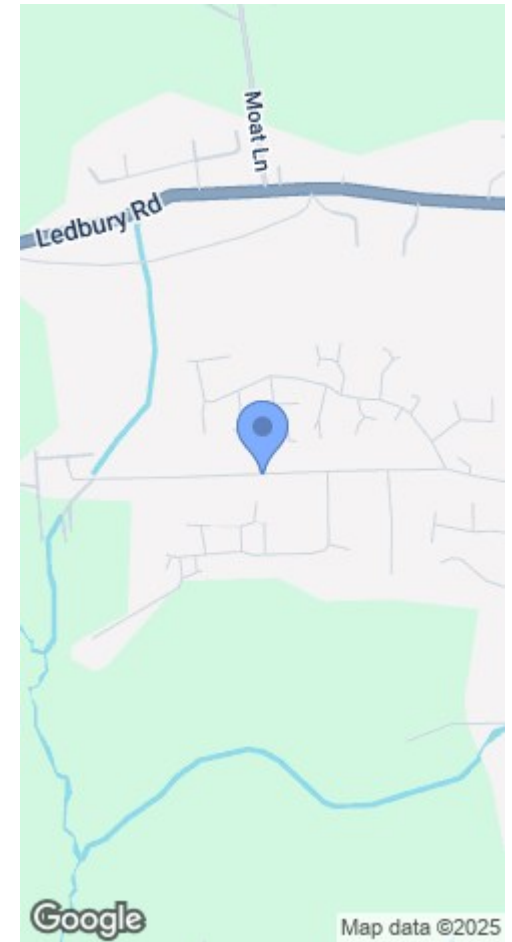
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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### 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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