



33 Western Way
Dymock GL18 2AU

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£110,000

A TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE offering a 50 / 50 SHARED OWNERSHIP, PARKING FOR THREE VEHICLES, PRIVATE ENCLOSED GARDEN situated in a POPULAR VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

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 part glazed door through to:

ENTRANCE HALL

CLOAKROOM

Low-level WC, pedestal wash hand basin.

LOUNGE

14'9 x 13'6 (4.50m x 4.11m)

Wall mounted electric panel heater, front and side aspect windows. Stairs to the first floor. Opening through to:

KITCHEN / BREAKFAST ROOM

14'9 x 9'9 (4.50m x 2.97m)

Fitted kitchen to comprise one and a half bowl single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven with four ring hob over, cooker hood above, plumbing for washing machine, space for tumble dryer and fridge / freezer etc., rear aspect window with a private outlook, fully glazed UPVC French doors through to the private rear garden.

FROM THE LOUNGE, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Airing cupboard with lagged hot water tank, electric panel radiator, access to roof space.

BEDROOM 1

14'10 x 11'0 (4.52m x 3.35m)

Wardrobe recess with hanging rail, front aspect window.

BEDROOM 2

12'7 x 8'3 (3.84m x 2.51m)

Rear aspect window with a private outlook onto the gardens and open land beyond.

BATHROOM

White suite comprising bath with shower over, tiled surround, pedestal wash hand basin with tiled splashback, close coupled WC, timber flooring, rear aspect frosted window.

OUTSIDE

A tarmac driveway, suitable for the parking of three vehicles, leads down the side of the property. To the front, there is a pathway to the front door, a lawned area, gravelled garden area, outside lighting. A gated side access, with a side garden with mature shrubs and trees, leads through to a private enclosed rear garden. The south facing rear garden has a paved patio area, large lawned area, wooden garden shed, various mature shrubs and trees, fencing surround. The rear garden is private and secluded and measures 35' in length approximately.

AGENT'S NOTE

The property can be staircased up to 80% with Guinness Homes.

SERVICES

Mains water, electricity and drainage. Electric heating.

Ground rent is payable at £318.84 per month. Maintenance charge of £13.68 per month.

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

TENURE

Leasehold. The property is being sold with 67 years left of a 99 year lease (as at 2025).

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.

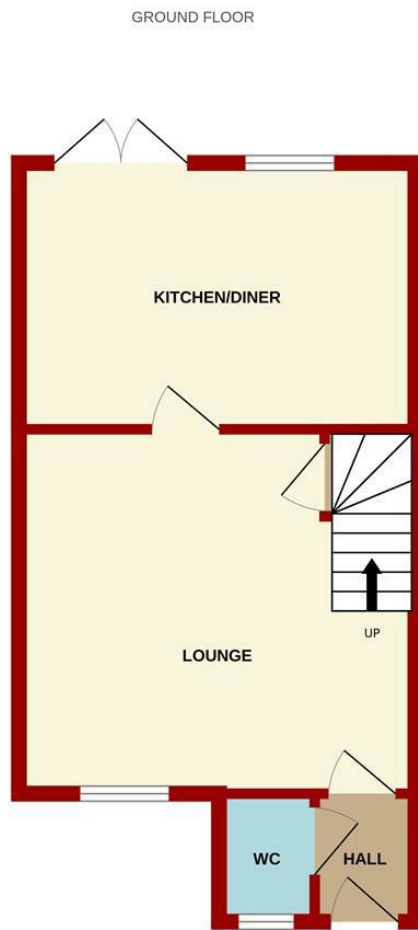
DIRECTIONS

From Newent, proceed out along the B4215 towards Dymock. Upon entering the village and passing The Beauchamp Arms (on your right hand side), take the left hand turning into Kempley Road, then the first left into Western Way. Bear around to the right and the property will be found on the left hand side.

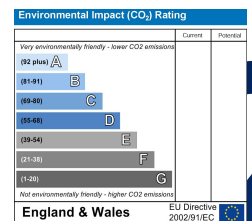
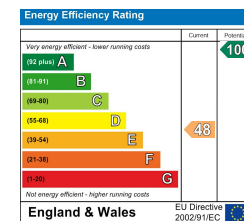
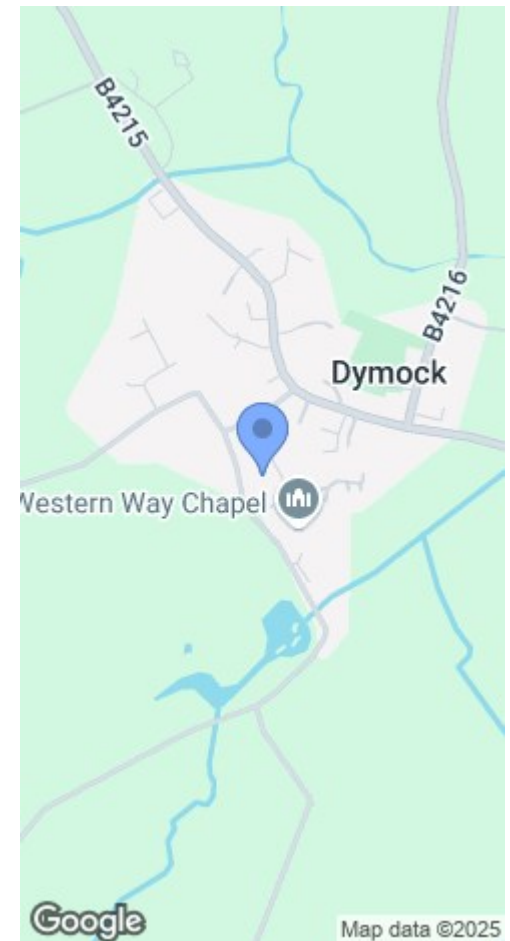
PROPERTY SURVEYS

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





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.



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

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