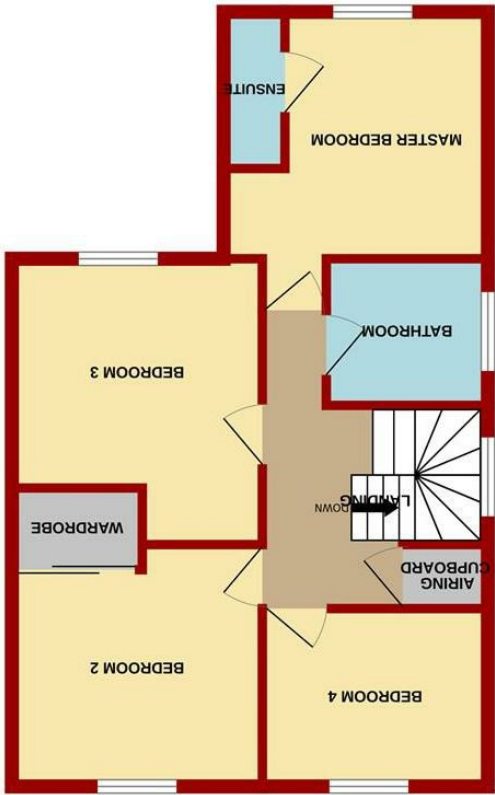
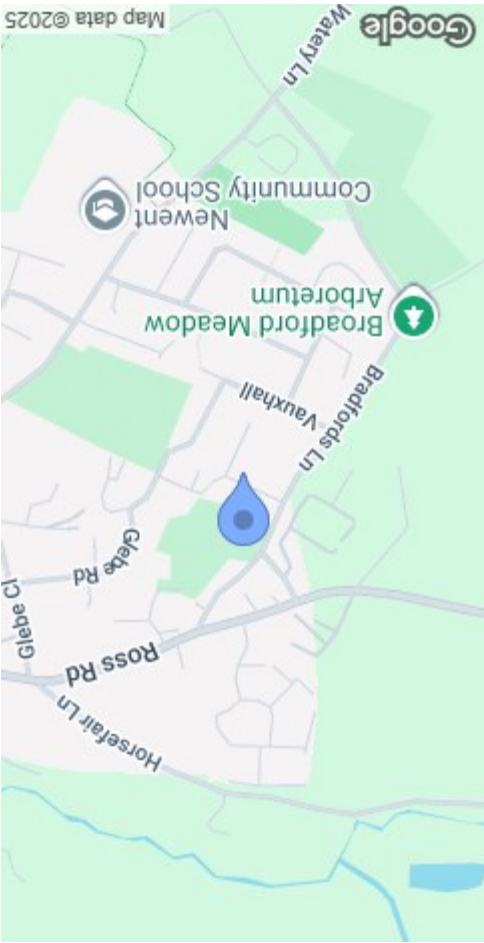


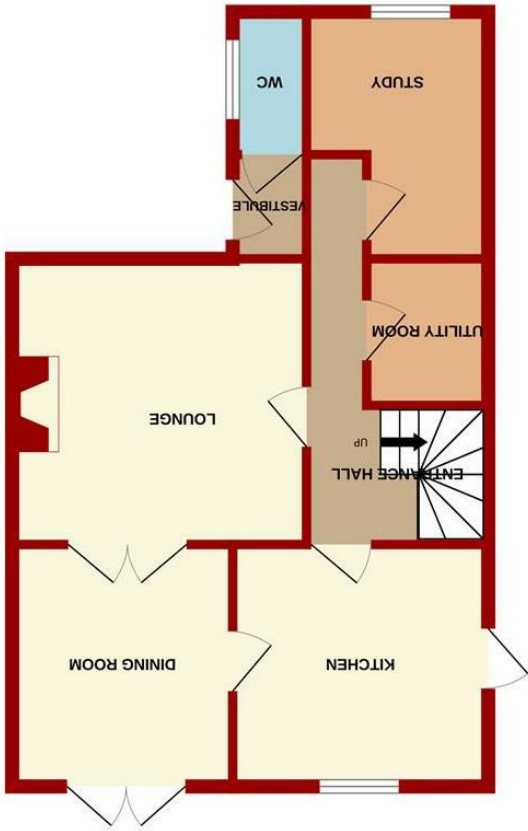
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
New energy rating - new energy code			
Old energy rating - old energy code			
Energy Efficiency Rating		66	79

Environmental Impact (CO ₂) Rating		Current	Target
New environmental impact - new CO ₂ emissions			
Old environmental impact - old CO ₂ emissions			
Environmental Impact (CO ₂) Rating		G	F



1ST FLOOR



GROUND FLOOR



35 West View
Newent GL18 1TE

Guide Price £335,000

An IMMACULATLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated in a POPULAR EDGE OF TOWN LOCATION with EN-SUITE TO MASTER BEDROOM, DOWNSTAIRS STUDY, AMPLE OFF ROAD PARKING, GENEROUS REAR GARDENS with CLOSE ACCESS TO LOCAL AMENITIES with RURAL WALKS FROM THE DOORSTEP.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Enter the property via fully glazed composite side door into:

ENTRANCE VESTIBULE

5'0 x 3'0 (1.52m x 0.91m)

Tiled flooring, alarm control pad, shoe and coat storage area.

CLOAKROOM

5'10 x 3'0 (1.78m x 0.91m)

Built-in WC, wall mounted wash hand basin, fully tiled floor and walls, single radiator, extractor fan, inset spotlighting, side aspect frosted window.

ENTRANCE HALL

Thermostat control, engineered oak flooring, door to under stairs storage cupboard, single radiator, turning staircase leading off.

LOUNGE

13'0 x 12'5 (3.96m x 3.78m)

Engineered oak flooring, living flame gas fire with marble effect surround, built-in book cases, inset spotlighting, wall light fittings, dimmer switch lighting, front aspect window with fitted blinds. Folding doors through to:

DINING ROOM

9'5 x 9'8 (2.87m x 2.95m)

Engineered oak flooring, inset spotlighting, dimmer switch lighting, radiator, television point, rear aspect double opening French doors to the gardens.

KITCHEN

10'7 x 10'1 (3.23m x 3.07m)

Modern kitchen with a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated under counter fridge / freezer, dishwasher, electric cooker, double fan oven with extractor fan, one and a half bowl Belfast sink unit with mixer tap, tiled flooring, under unit lighting and kick board lighting, telephone point, TV point, inset spotlighting, modern panel radiator, USB power points, rear aspect window, double glazed UPVC door leading to the side of the property.

STUDY

10'4 x 7'5 (3.15m x 2.26m)

Built-in desk area, engineered oak flooring, single radiator, inset spotlighting with dimmer switch, front aspect window with fitted blind.

UTILITY ROOM

6'1 x 5'0 (1.85m x 1.52m)

Plumbing for washing machine, space for tumble dryer, tiled floor and walls, shelving and storage space, consumer unit, extractor fan, inset spotlighting.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Laminate flooring, access to roof space (via pull down loft ladder), door to airing cupboard with slatted shelving and storage space, feature side aspect glass block window.

MASTER BEDROOM

11'0 x 10'4 max (3.35m x 3.15m max)

Inset spotlighting, USB power points, single radiator, front aspect window with fitted blind. Door to:

EN-SUITE UNIT

6'6 x 2'5 (1.98m x 0.74m)

Shower area with inset shower system, wall mounted wash hand basin, WC, extractor fan, spotlighting, shaver point and light.

BEDROOM 2

10'9 x 10'5 (3.28m x 3.18m)

Additional recess housing built-in mirrored double wardrobes, single radiator, rear aspect window.

BEDROOM 3

10'5 x 11'7 narrowing to 9'7 (3.18m x 3.53m narrowing to 2.92m)

Alcove, TV point, single radiator, USB power points, front aspect window with fitted blinds.

BEDROOM 4

10'1 x 7'5 (3.07m x 2.26m)

Single radiator, telephone point, TV point, rear aspect window with fitted blind.

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

Four piece suite comprising panelled bath with mixer tap and shower detachment, WC, pedestal wash hand basin, shower cubicle with inset Mira Azura electric shower system with a concertina glazed screen, fully tiled floor and walls, shaver point, chrome heated towel rail, inset spotlighting, extractor fan, side aspect frosted window.

OUTSIDE

To the front of the property there is a tarmac and block paved driveway suitable for the parking of three vehicles with the front garden area enclosed by low level walling and mature hedging, bin storage area, canopy above front door with outside lighting and

water tap. A pedestrian gated side access leads to the rear garden which comprises of a patio seating area, outside tap, gardens laid to lawn, wooden shed / workshop with outdoor power points. At the top of the garden, a gravelled area with further shed and greenhouse, purple slate seating area, planted borders with mature trees and shrubs, all enclosed by wood panel fencing and offering very good levels of privacy, backing onto playing fields with a nice open outlook.

SERVICES

Mains water, drainage, electricity and gas.

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 our Newent office, proceed up the High Street to the traffic lights, turning left onto the Ross Road. Proceed along, turning left into Bradfords Lane, taking the second left into West View where the property will be located on the left 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).