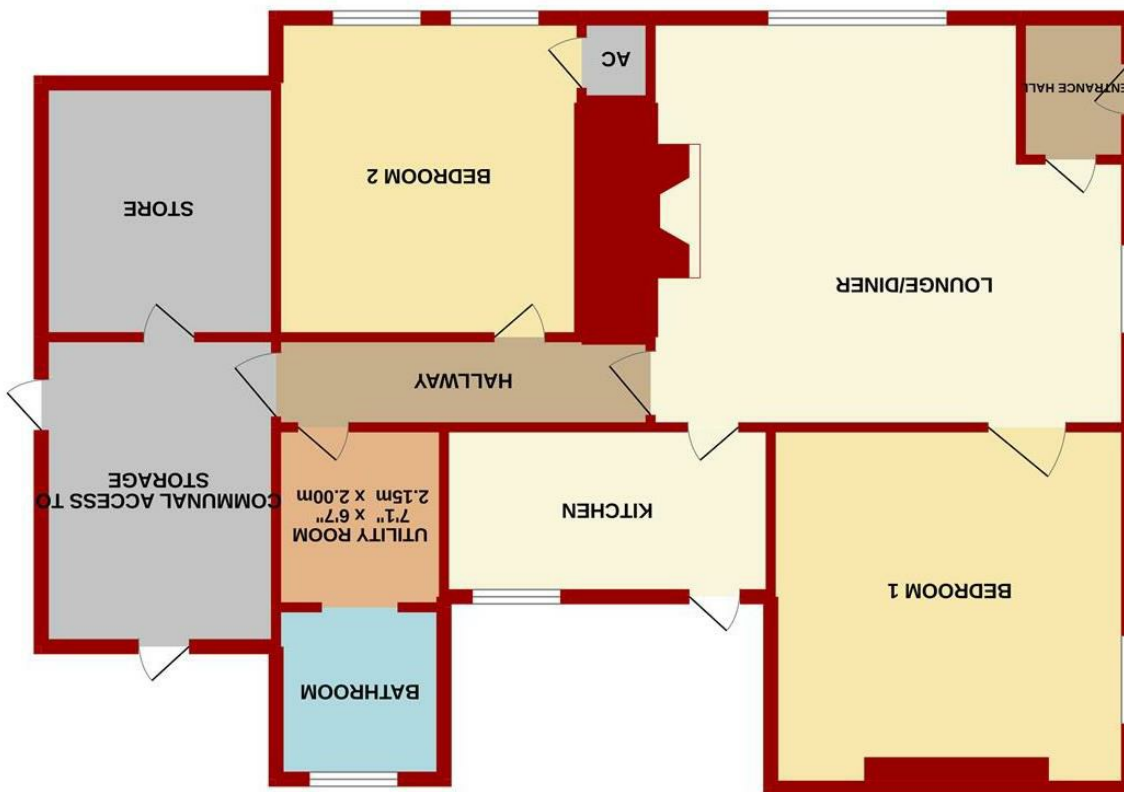


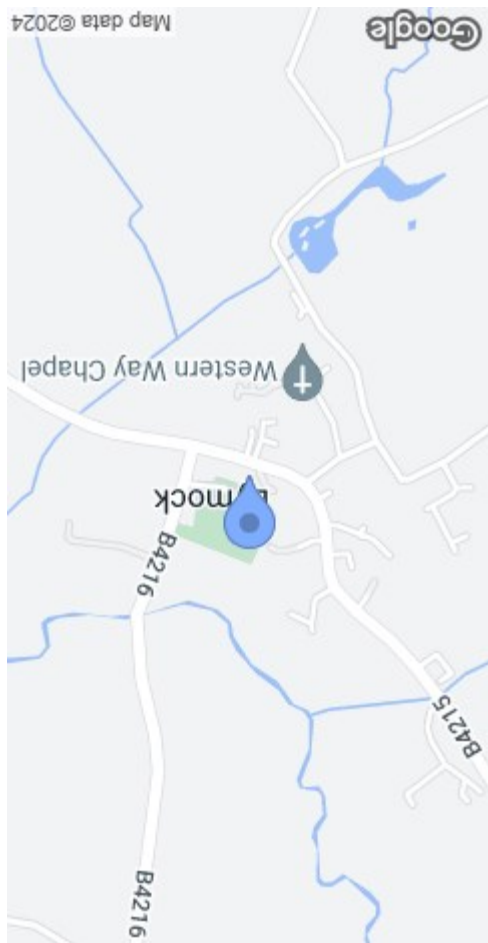


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Housify ©2022



GROUND FLOOR



Apartment 1 The High House
Dymock GL18 2AQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

£235,000

A TWO DOUBLE BEDROOM GRADE II LISTED GROUND FLOOR APARTMENT (one of only four in this lovely Georgian House), LIVING ROOM with WOOD BURNING STOVE, KITCHEN plus SEPARATE UTILITY, having its own LOVELY, MATURE PRIVATE GARDEN with VIEWS TO THE CHURCH, PARKING, situated in a VILLAGE LOCATION.

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

Laminate flooring, access to large roof space. Door to:

LIVING ROOM

18'11 x 15'11 (5.77m x 4.85m)

Large open fireplace with mantle over, raised brick hearth, inset wood burning stove, brick surround, oil filled electric radiator, dado rail, large arched front aspect window with a private outlook over the front gardens, side aspect window.

KITCHEN

12'10 x 6'9 (3.91m x 2.06m)

Single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, space for cooker and fridge, oil filled electric radiator, rear aspect window, half glazed door through to the rear.

BEDROOM 1

14'1 x 12'5 (4.29m x 3.78m)

Oil filled electric radiator, side aspect window.

FROM THE LIVING ROOM, A DOOR GIVES ACCESS THROUGH TO:

INNER HALLWAY

16'11 x 3'7 (5.16m x 1.09m)

Good sized space, electric oil filled radiator, exposed timber, laminate flooring.

BEDROOM 2

12'10 x 10'2 (3.91m x 3.10m)

Electric oil filled radiator, built-in cupboard, ceiling timber, two front aspect windows.

FROM THE INNER HALLWAY, HALF GLAZED DOOR TO:

UTILITY AREA

6'7 x 6'4 (2.01m x 1.93m)

Plumbing for washing machine, space for tumble dryer, steps lead up to:

BATHROOM

White suite comprising modern panelled bath, electric shower over, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, rear aspect frosted window.

FROM THE INNER HALLWAY, DOOR GIVES ACCESS THROUGH TO:

COMMUNAL STORAGE AREA

Giving access through to the garden. Further access to:

APARTMENT 1 - STORE

9'4 x 9'2 (2.84m x 2.79m)

Lighting.

OUTSIDE

To the front of the property, a large sweeping driveway leads to the front of the property where there is ample shared communal parking, including at least two parking spaces per property. Also to the front of the property, there is a large communal lawned area with mature trees, access to the side leads through to the flat and also through to a storage cupboard, shared communal patio area.

To the rear of the property, the PRIVATE GARDEN for apartment 1, is lovely and mature with paved patio area, large gravelled patio area, large expanse of lawn, further gravelled garden area with raised beds and garden shed, further patio area, mature shrubs, bushes and trees, fencing and walling surround. It is a lovely mature garden with an outlook over the church to the side.

SERVICES

Mains electric, water and drainage, electric oil filled radiator heating.

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 apartment has a 125 year lease on it which started on 1st June 2012. There is currently c113 years remaining.

AGENT'S NOTE

Ground rent charge of £10 per annum.

Maintenance charge of £600 approx per annum.

Buildings insurance of £55 approx per month.

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. On reaching the village, the property can be found next to St Mary's Church on the right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

