



1 Mountain View
Ruardean GL17 9YT



STEVE GOOCH
ESTATE AGENTS | EST 1985

1 Mountain View

£365,000

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Steve Gooch Estate Agents are delighted to offer for sale this THREE/FOUR BEDROOM DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN and benefitting from OFF ROAD PARKING, INTEGRAL GARAGE, ENCLOSED GARDENS and FAR REACHING VIEWS.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM/BEDROOM FOUR, BEDROOM ONE with ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the western part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a range of amenities to cater to the needs of its residents. These include a primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.



The property is accessed via a canopy style with inset lighting. A paved pathway leads to the front door of timber construction with glazed panels inset. This leads into the:

ENTRANCE HALL

18'9" x 3'10" max (5.72m x 1.17m max)

Two ceiling lights, access to roof space, mains wired smoke alarm, central heating thermostat controls, single radiator, telephone point, power point, doors giving access into:

KITCHEN

10'05" x 9'10" (3.18m x 3.00m)

Two directional ceiling spot lights, one and a half bowl single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, four-ring electric hob with electric oven beneath, filter hood over, space for washing machine, space for freestanding fridge/freezer, wood laminate flooring, front aspect double glazed windows overlooking the front garden with views towards the Welsh mountains in the distance.

DINING ROOM/BEDROOM FOUR

11'05" x 10'05" (3.48m x 3.18m)

Ceiling light, single radiator, power points, wood laminate flooring, side aspect upvc Georgian bar double glazed window with far reaching views over fields and countryside in the distance.

LOUNGE

18'01" x 11'03" (5.51m x 3.43m)

Two ceiling lights, feature fireplace with electric fire inset, marble hearth, wooden surround and mantle, power points, tv point, two double radiators, rear aspect Georgian bar double glazed window overlooking the rear garden, pair of wooden double glazed French doors opening onto the rear garden.





FAMILY BATHROOM

8'04 x 5'08 (2.54m x 1.73m)

White suite with close coupled w.c, pedestal wash hand basin, modern side panel bath with shower mixer tap fitting over, half tiled walls, wall mounted heated towel radiator, ceiling light, extractor fan, shaver point and light, tiled flooring, front aspect obscure double glazed window.

BEDROOM ONE

12'02 x 11'02 (3.71m x 3.40m)

Ceiling light, built-in double wardrobe with hanging rail and shelving, double radiator, power points, tv point, front aspect Georgian bar double glazed window overlooking the front garden and far reaching views over fields and countryside. Wooden panel door giving access into:



ENSUITE SHOWER ROOM

White suite with close coupled w.c, wall mounted wash hand basin, fully tiled shower cubicle with mains fed shower fitted, ceiling light, ceiling fan, shaver light and point, half tiled walls, tiled flooring, front aspect obscure double glazed window.

BEDROOM TWO

11'07 x 9'01 (3.53m x 2.77m)

Ceiling light, power points, single radiator, rear aspect Georgian bar double glazed window overlooking the rear garden.

BEDROOM THREE

9'01 x 8'06 (2.77m x 2.59m)

Ceiling light, power points, single radiator, rear aspect Georgian bar double glazed window overlooking the rear garden.

OUTSIDE

At the front of the property, a tarmacked driveway offers parking space for one vehicle, alongside a gravelled area, with a paved pathway leading to the front door. The front garden, enclosed by hedging, features a lawn and offers far-reaching views across fields, countryside, and towards the Welsh mountains in the distance.

The paved pathway continues around both sides of the property, leading through gated access to the rear garden. Here, you'll find a well-maintained lawn complemented by a spacious patio/seating area and raised flower beds. Outdoor amenities include an outside tap and lighting, while the garden is enclosed by fencing. Additionally, there's an oil storage tank and delightful views towards the Church spire, as well as fields and countryside in the distance.

GARAGE

21'08 x 9'00 (6.60m x 2.74m)

Accessed via a roller shutter door with outside lighting, power and lighting, oil fired central heating and domestic hot water boiler, power points.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Continue along the Morse Road and into the village of Ruardean. Proceed along the High Street, turning left at the garage. Follow the road for a short distance where Mountain View can be found on the left hand side.

SERVICES

Mains water, drainage, electricity. Oil
Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate 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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

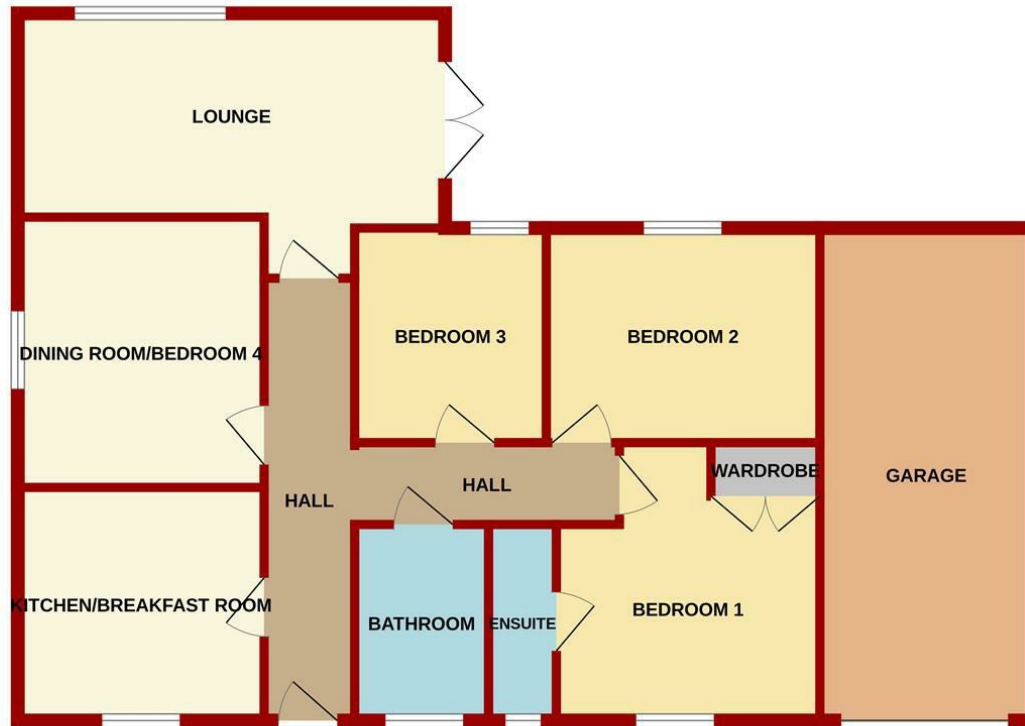
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL

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



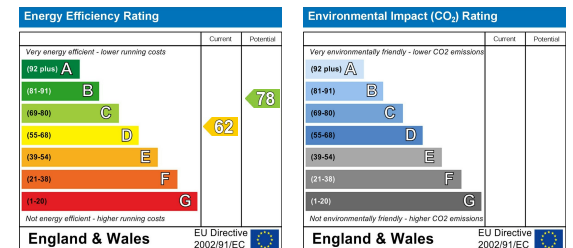
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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