



40 Coombs Road  
Coleford GL16 8AY



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 40 Coombs Road

## Coleford GL16 8AY

£550,000

**A BEAUTIFUL FOUR BEDROOM DETACHED EXECUTIVE BUILD PROPERTY SITUATED IN THE POPULAR COOMBS PARK LOCATION. PROPERTY IS BENEFITTING FROM FOUR BEDROOMS, A WELL MAINTAINED GENEROUS GARDEN, LARGE DRIVEWAY WITH DOUBLE GARAGE, POTENTIAL TO MODERNISE/IMPROVE FURTHER WITH THE FEEL OF A LOVELY FAMILY HOME.**

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The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a partly glazed wooden door into:

### **ENTRANCE HALLWAY**

**10'1 x 13'9 (3.07m x 4.19m)**

Front aspect UPVC double glazed window, radiator, power points.

### **DINING ROOM**

**11'4 x 13'9 (3.45m x 4.19m)**

Front and side aspect UPVC double glazed windows, radiator, power points, double doors give access into:

### **LOUNGE**

**12'10 x 21'11 (3.91m x 6.68m)**

Rear aspect sliding doors giving access onto Gardens, rear aspect UPVC double glazed window, radiators, power points, feature stone fireplace with fireplace inset, double doors give access into the Snug.

### **KITCHEN**

**14'10 x 10'6 (4.52m x 3.20m)**

Side aspect UPVC double glazed window, range of wall, draw and base mounted units, oven, extractor fan, power points, sink with tap over, radiator, space for fridge/freezer, a wooden door gives access into:

### **UTILITY**

**8'7 x 7'0 (2.62m x 2.13m)**

Side aspect UPVC double glazed window, range of wall, draw and base mounted units, space for washing machine, power points, a door give access into:

### **INNER HALLWAY**

Rear aspect UPVC partly frosted door onto the rear Garden, door giving access into:

### **STORE ROOM**

**2'7 x 5'2 (0.79m x 1.57m)**

Rear aspect UPVC double glazed frosted window, Worcester combination boiler, shelving.

From the Inner Hallway a door gives access to:





### **CLOAKROOM**

**3'11 x 5'2 (1.19m x 1.57m)**

Side aspect UPVC double glazed frosted window, close coupled W.C, vanity wash hand basin unit with tap over, radiator.

### **GARAGE**

**22'1 x 18'1 (6.73m x 5.51m)**

Accessed via doorway leading from the Inner Hallway and electric Up and Over door, various work benches, , power points, strip lighting, loft storage space.

From the Lounge double doors lead into:

### **SNUG**

**11'9 x 10'6 (3.58m x 3.20m)**

Feature wood burner with stone fireplace surround, television points, power points, sliding doors give access into:

### **CONSERVATORY**

**17'1 x 10'5 (5.21m x 3.18m)**

Side and Rear aspect UPVC double glazed windows, Patio doors giving access out onto Rear Garden, power points, radiator.

STAIRS FROM ENTRANCE HALLWAY GIVE ACCESS TO:

### **FIRST FLOOR LANDING**

Radiator.

### **BATHROOM**

**10'1 x 10'4 (3.07m x 3.15m)**

Front aspect UPVC double glazed frosted window, close coupled W.C, sink with tap over, panelled bath with taps and mains shower over, radiator, airing cupboard housing hot water tank.

### **BEDROOM 1**

**11'0 x 13'4 (3.35m x 4.06m)**

Rear aspect UPVC double glazed window, radiator, power points, wardrobe space accessed via sliding mirrored doors, an opening gives access to:

## EN-SUITE

7'11 x 8'3 (2.41m x 2.51m)

Rear aspect UPVC double glazed frosted window, close coupled W.C, radiator, vanity wash hand basin unit with marble worktop, sink with tap over, walk in shower with mains shower overhead.

## BEDROOM 2

14'11 x 8'8 (4.55m x 2.64m)

Front aspect UPVC double glazed window, radiator, power points, two built in wardrobes.

## BEDROOM 3

13'9 x 11'5 (4.19m x 3.48m)

Front and side aspect UPVC double glazed windows, built in wardrobe, power points.

## BEDROOM 4

11'10 x 10'7 (3.61m x 3.23m)

Rear aspect UPVC double glazed window, radiator, power points.

## OUTSIDE

To the front of the property: Parking for several vehicles, side access to the Rear Garden, access to Garage

To the rear of the property: Patio area with well maintained pond, Covered barbeque area, store room with power and lighting accessed via sliding partly glazed UPVC door. A side passage gives access to a further two store rooms and covered wood store. The Rear Garden is laid to lawn with various flower borders, a vegetable plot, shed and Greenhouse.

## STORE ROOM

Various shelving options, power points, lighting, rear aspect single glazed window.

## SERVICES

Mains water, electric, drainage and gas.

## WATER RATES

Severn Trent - to be confirmed.





## LOCAL AUTHORITY

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

## TENURE

Freehold.

## VIEWING

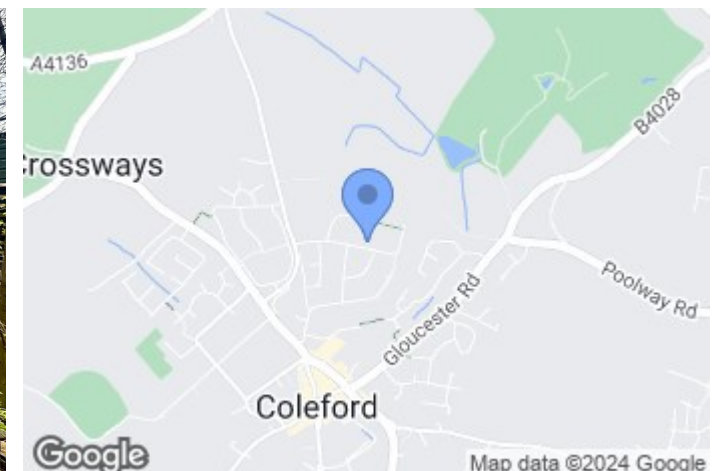
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

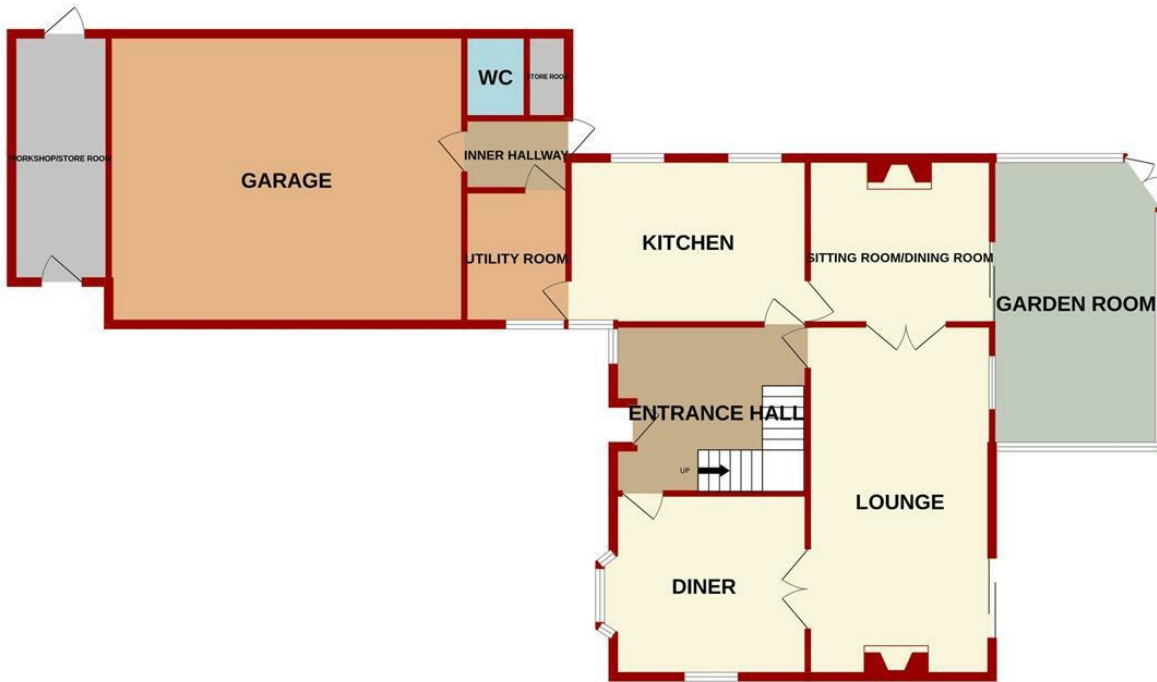
## DIRECTIONS

From Coleford town centre proceed to the traffic lights turning left onto Bank street continue for a short distance taking a right sign posted to Berry Hill. Proceed up the hill taking a right into Coombs road, continue to the bottom of the road where the property can be located via a For Sale board.

## PROPERTY SURVEYS

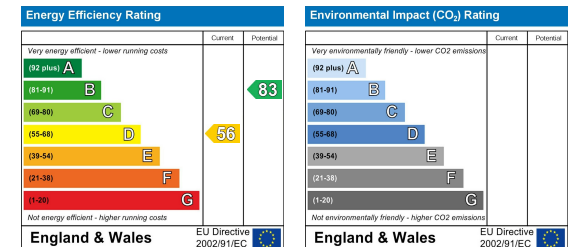
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)





**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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