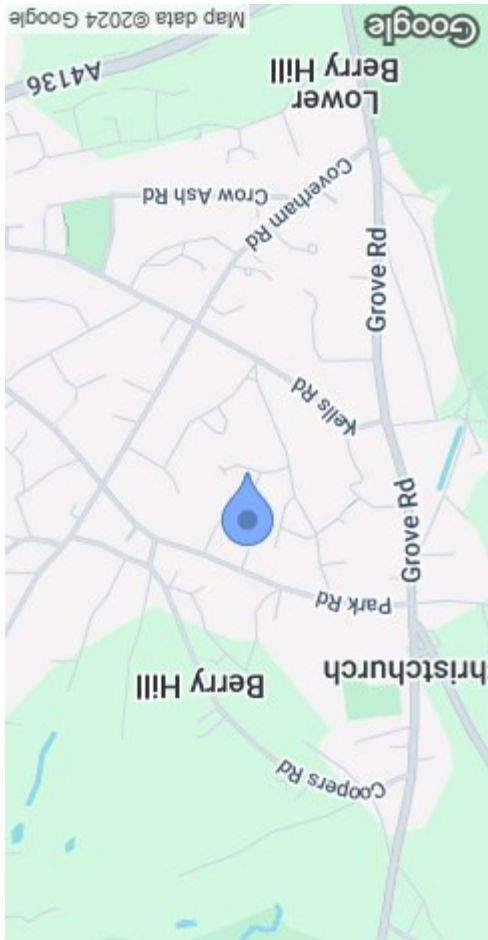




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	92
Environmental Impact (CO ₂) Rating	G



GROUND FLOOR
 957 sq. ft. (88.9 sq. m.) approx.

TOTAL FLOOR AREA: 957 sq. ft. (88.9 sq. m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Mapbox, c2024



18 Seymour Close
 Coleford GL16 7RY

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £300,000

THREE BEDROOM DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC IN A SOUGHT AFTER VILLAGE LOCATION, SOLAR PANELS, EN-SUITE TO MASTER BEDROOM, SOUTH FACING REAR GARDEN, DRIVEWAY LEADING TO GARAGE AND NO ONWARD CHAIN.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include Rugby Club. There is a useful convenience store just a few minutes walk away, you will also then find the bus stop with buses going in to Coleford and Ross-on-Wye

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a part double glazed frosted upvc door to:

ENTRANCE PORCH

Inset ceiling spotlights, front and side aspect double glazed upvc frosted windows, double glazed upvc frosted door to:

ENTRANCE HALL

Radiator, power points, access to loft space, storage cupboard, door to:

KITCHEN

11'0 x 9'03 (3.35m x 2.82m)

A range of base, drawer and wall mounted units, rolled edge worktops, integrated oven with four ring electric hob and extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, power points, appliance points, wall mounted Worcester gas fired combination boiler, front aspect double glazed upvc window.

LOUNGE

15'06 x 11'0 (4.72m x 3.35m)

Radiators, power points, television point, side aspect double glazed upvc window, rear aspect double glazed upvc windows and door out to the rear garden.

BEDROOM 1

15'01 x 9'01 (4.60m x 2.77m)

Radiator, power points, wardrobe with hanging space and shelving, rear aspect double glazed upvc window, door to:

EN-SUITE

9'05 x 6'07 (2.87m x 2.01m)

Corner shower unit with mains shower over, pedestal wash hand basin, WC, bidet, part tiled walls, heated towel rail, side aspect double glazed upvc frosted window.

BEDROOM 2

10'04 x 9'09 (3.15m x 2.97m)

Radiator, power points, front aspect double glazed upvc window.

BEDROOM 3

11'04 x 6'05 (3.45m x 1.96m)

Radiator, power points, rear aspect double glazed upvc window.

BATHROOM

11'0 x 5'07 (3.35m x 1.70m)

Panelled bath with shower over, pedestal wash hand basin, WC, radiator, side aspect double glazed upvc frosted window.

OUTSIDE

To the front of the property a driveway provides off road parking for 1 car leading up to the garage. The front garden is laid to lawn with mature shrubs and gated access leads around to the private rear garden having various seating areas, mature shrubs and trees. There is an attractive patio seating area which has a creeping thyme.

SERVICES

Mains water, electricity, gas and drainage. South facing solar panels

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.

VIEWINGS

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, take a left at the traffic lights and head towards Staunton Road. Take a right onto The Gorse and continue up the hill until reaching the crossroads. Go straight over at the cross roads onto Grove Road. Turn right onto Coverham Road then a left onto Kells Road. Turn right and keep left onto Tudor Walk then turn right into Seymour Close, the property can be found on the right hand side via 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).

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.

AGENTS NOTE

There is the benefit of solar panels which are owned by the property.