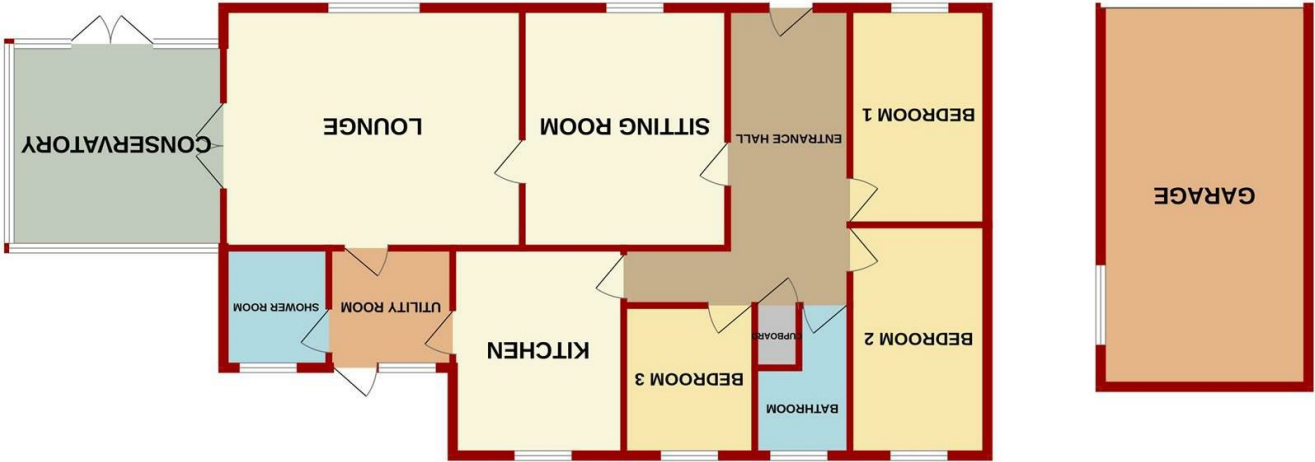
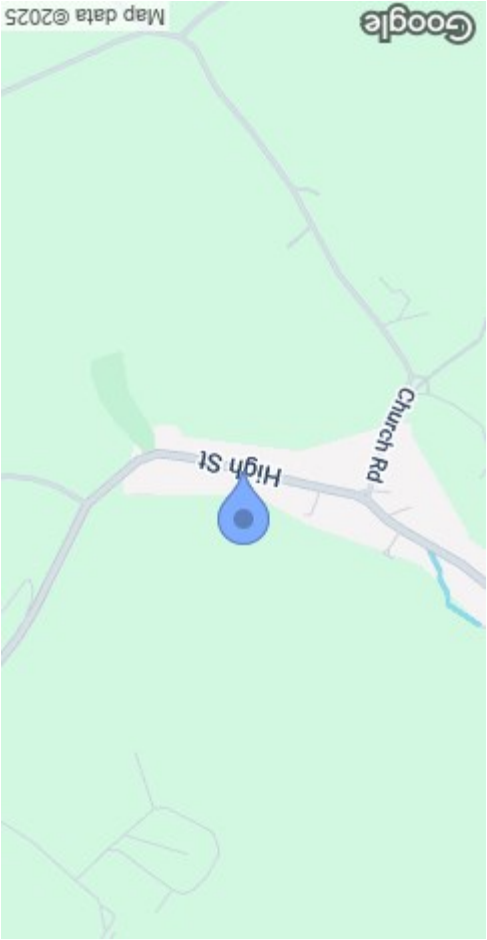


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Very energy efficient - low running costs		A	A
Energy efficient - low running costs		B	B
Decent energy efficiency - lower running costs		C	C
Average energy efficiency		D	D
Below average energy efficiency		E	E
Poor energy efficiency - high running costs		F	F
Very poor energy efficiency - very high running costs		G	G

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - low CO <sub>2</sub> emissions		A	A
Energy efficient - low CO <sub>2</sub> emissions		B	B
Decent energy efficiency - lower CO <sub>2</sub> emissions		C	C
Average energy efficiency		D	D
Below average energy efficiency		E	E
Poor energy efficiency - high CO <sub>2</sub> emissions		F	F
Very poor energy efficiency - very high CO <sub>2</sub> emissions		G	G



Fernbank High Street  
Clearwell, Coleford GL16 8JS



£495,000

Available for the first time in its history, this spacious and attractively presented three-bedroom detached bungalow is situated in the highly desirable village location of Clearwell.

The property benefits from a front garden with a south-facing aspect, ensuring plenty of natural sunlight throughout the day. Inside, the home offers versatile living spaces, including two generous lounges or sitting rooms—ideal for relaxing or entertaining. The conservatory, also facing south, provides delightful views toward Clearwell Chapel and allows an abundance of natural light to fill the interior.

Accommodation comprises three well-sized bedrooms, a large driveway with ample off-road parking, and a single garage for additional storage.

The delightful village of Clearwell is located three miles south of the market town of Coleford, adjacent to the Wye Valley area of outstanding natural beauty. The Village has historical associations with many fine buildings to include Clearwell Castle, Clearwell Caves and the Church of St. Peter. It also has numerous Public houses, hotels, Primary School, Village Hall and Green.

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



Property is accessed via partly glazed composite door into:

**ENTRANCE HALLWAY**

Power points, airing cupboard space, radiator, loft access space, door giving access into:

**BEDROOM ONE**

9'07 x 11'06 (2.92m x 3.51m)

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

**BEDROOM TWO**

9'02 x 12'00 (2.79m x 3.66m)

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

**BATHROOM**

5'10 x 9'08 (1.78m x 2.95m)

Rear aspect double glazed upvc frosted window, panelled bath with taps over with shower attachment above, close coupled w.c, sink with tap over, heated towel rail.

**BEDROOM THREE**

7'09 x 9'02 (2.36m x 2.79m)

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

**KITCHEN**

9'10 x 12'02 (3.00m x 3.71m)

Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, built in oven, hob and extractor fan, space for under counter fridge, serving hatch, power points, cupboard housing meter, wall mounted fan heater, inset ceiling spotlights, door giving access into:

**UTILITY ROOM**

7'02 x 6'11 (2.18m x 2.11m)

Rear aspect double glazed upvc window, rear aspect door which gives access out to the garden, space for washing machine and drier, space for large American style fridge/ freezer, radiator, door leading into:

**SHOWER ROOM**

6'02 x 6'10 (1.88m x 2.08m)

Rear aspect double glazed upvc frosted window, close coupled w.c, walk in shower with mains shower overhead, sink with tap over, radiator, inset ceiling spotlights, extractor fan.

From the hallway, door giving access into:

**SITTING ROOM**

17'03 x 11'10 (5.26m x 3.61m)

Front aspect double glazed upvc window, radiator, power points, feature electric fireplace with stone surround, serving hatch from the kitchen, door giving access into:

**LOUNGE**

13'11 x 17'03 (4.24m x 5.26m)

Front aspect double glazed upvc window, radiator, power points, TV point, door giving access into utility room, double doors which give access into:

**CONSERVATORY**

12'03 x 12'01 (3.73m x 3.68m)

Front aspect double glazed upvc patio doors which gives access to the front patio area, front, side and rear aspect double glazed upvc windows, radiator, power points, polycarbonate roof.

**GARAGE**

12'00 x 21'10 (3.66m x 6.65m)

Accessed via electric up and over door, power and lighting, side aspect double glazed upvc window.

**OUTSIDE**

To the front of the property there is a large tarmacked driveway which leads to the garage. There is a pathway which leads up to the front door. Large laid to lawn area with a lovely south-facing patio, large side area which leads to the rear garden.

**REAR GARDEN**

The rear garden has steps which gives access up to a gravelled seating area, laid to lawn area, oil tank, garden shed. Potential for terracing the garden.

**SERVICES**

Mains Water, Electricity, Drainage, Oil.

**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 - rates to be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
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 Office proceed to the traffic lights and turn right signposted Lydney/Chepstow, proceed along continuing straight over the next set of traffic lights following the road for approximately 1 mile. Take the slip road right towards Clearwell and proceed into the village where the property can be found 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)

