



5 Tillis View
Coleford GL16 8PH



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£625,000

A very special and rarely available BEAUTIFULLY PRESENTED four BEDROOM DETACHED HOUSE. This property is LOVINGLY LOOKED AFTER BY THE CURRENT VENDORS, and it shows throughout in the HIGH STANDARD OF FINISH. Inside, the property BENEFITS FROM a LARGE KITCHEN/DINING SPACE with STUNNING VIEWS OVER FAR-REACHING COUNTRYSIDE AND FIELDS, along with a LIGHT-FILLED ADDITIONAL DINING/SNUG AREA with DOORS LEADING INTO A BEAUTIFUL, NEWLY ADDED CONSERVATORY.

Upstairs, the property has FOUR GOOD-SIZED BEDROOMS & TWO BATHROOMS.

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Outside is what SETS THIS PROPERTY APART, with ROLLING HILL COUNTRYSIDE VIEWS, a GOOD-SIZED GARDEN, a DECKING AREA PERFECT FOR ENTERTAINING, AND A LARGE PATIO. Additionally, the property features a LARGE DOUBLE GARAGE WITH NEWLY FITTED ELECTRIC DOORS, SOLAR PANELS, AND A BATTERY SYSTEM.

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

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.



The property is accessed via a porch with a brand new partly glazed upvc door into:

ENTRANCE HALLWAY

Double radiator, power points, telephone point, alarm system, solid oak flooring. Door into:

CLOAKROOM

Close coupled W.C, wash hand basin, single radiator, newly replaced front aspect double glazed window.

STUDY

11'01 x 8'10 (3.38m x 2.69m)

Solid oak flooring, double radiator, power points, newly replaced front aspect upvc double glazed window.

LOUNGE

17'00 x 11'04 (5.18m x 3.45m)

Solid oak flooring, multi fuel log burner, TV points, power points, double radiator, newly replaced front aspect upvc double glazed window. Fully glazed doors into dining/sitting room.

DINING/SITTING ROOM

19'05 x 11'11 (5.92m x 3.63m)

Underfloor heating, solid oak flooring, inset ceiling spotlights, TV point, power points, Newly replaced Velux window, Upvc double glazed French doors leading out to the conservatory.

CONSERVATORY

10'10 x 8'01 (3.30m x 2.46m)

Self clean glass roof, rear and side aspect double glazed Upvc windows, double patio doors giving access out to the garden with stunning rear elevated views over far reaching countryside.

KITCHEN/FAMILY ROOM

19'05 x 17'08 (5.92m x 5.38m)

Built in breakfast bar with a rolled edge worktop, Range of base, wall and drawer mounted units, rolled edge worktops, built in double oven & warming drawer with hob and extractor fan, built in under-counter fridge, space for American style fridge freezer, built in dishwasher, coffee machine and microwave, newly replaced Velux window's, power points, TV point, newly replaced rear aspect upvc double glazed window's, upvc double glazed French doors leading out to the patio area. Wooden door into:





UTILITY ROOM

5'07 x 8'11 (1.70m x 2.72m)

Space for washing machine, single drainer sink unit, storage cupboard housing underfloor heating controls, newly replaced side aspect upvc double glazed window. Newly replaced side aspect upvc double glazed door leading out to the garden.

FROM THE ENTRANCE HALLWAY, SOLID OAK STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Single radiator, power points, access to loft space which is mainly boarded. Door into:

BEDROOM ONE

11'08 x 13'11 (3.56m x 4.24m)

Power points, built in wardrobe, double radiator, newly replaced front aspect upvc double glazed window.

FAMILY BATHROOM

8'05 x 6'06 (2.57m x 1.98m)

Shower cubicle with mains shower attachment, close coupled W.C, wash hand, basin, mirror, extractor fan, heated towel rail, inset ceiling spot lights, newly replaced front aspect upvc double glazed frosted window.

BEDROOM TWO

11'08 x 12'02 (3.56m x 3.71m)

Double radiator, power points, rear aspect newly replaced upvc double glazed window.

SECOND BATHROOM

5'06 x 7'11 (1.68m x 2.41m)

Modern panelled bath with mains shower over, close coupled W.C, wash hand basin, heated towel rail, inset ceiling spot lights, extractor fan, newly replaced rear aspect upvc double glazed frosted window.

BEDROOM THREE

8'11 x 11'03 (2.72m x 3.43m)

Power points, single radiator, newly replaced front aspect upvc double glazed window.

BEDROOM FOUR

8'08 x 10'03 (2.64m x 3.12m)

Power points, single radiator, built in wardrobe, newly replaced rear aspect upvc double glazed window.

OUTSIDE

To the front of the property there is a driveway which has been recently re-tarmacked and has room for multiple vehicles.

REAR GARDEN

Decking measuring 3m x 9m, Patio area with steps & ramp leading down to the lawned area (the patio area features a large storage space underneath), outside water and power, fantastic outlook over fields and countryside, all enclosed by fencing,

DOUBLE GARAGE

16'05 x 17'07 (5.00m x 5.36m)

Recently re-wired. Oil fired boiler with warranty until 2027 (installed January 2022), power points, loft storage space, electric roller shut doors, newly replaced rear aspect upvc double glazed frosted window.

AGENTS NOTE

The property benefits from owned outright solar panels, together with a 10kWh battery storage system and inverter. This greatly reduces day-to-day running costs and provides valuable resilience: in the event of a power outage, the system can switch to battery power, supplying electricity and heating for up to 24 hours.

In addition, the property enjoys a Feed-in Tariff, generating an ongoing income for the owners.

SERVICES

Mains water, mains drainage, mains electric, oil.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F
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

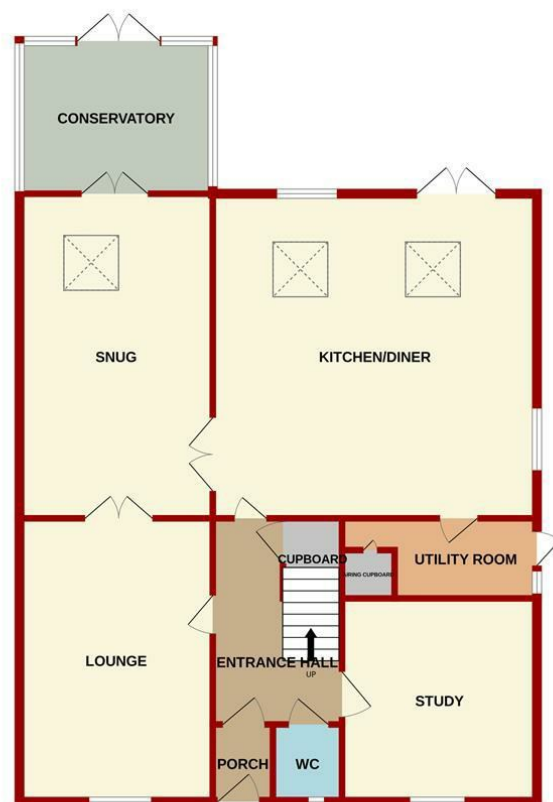
From the Coleford office proceed down to the traffic lights turning left onto the Staunton Road, following the road out of town until reaching the T junction turning left signposted to Staunton. Continue along here until reaching the village of Staunton taking the first left into the village, after a short while taking a left and immediate right into Tillis View where the property can be found on the left 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)



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(25-39) D			
(9-24) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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