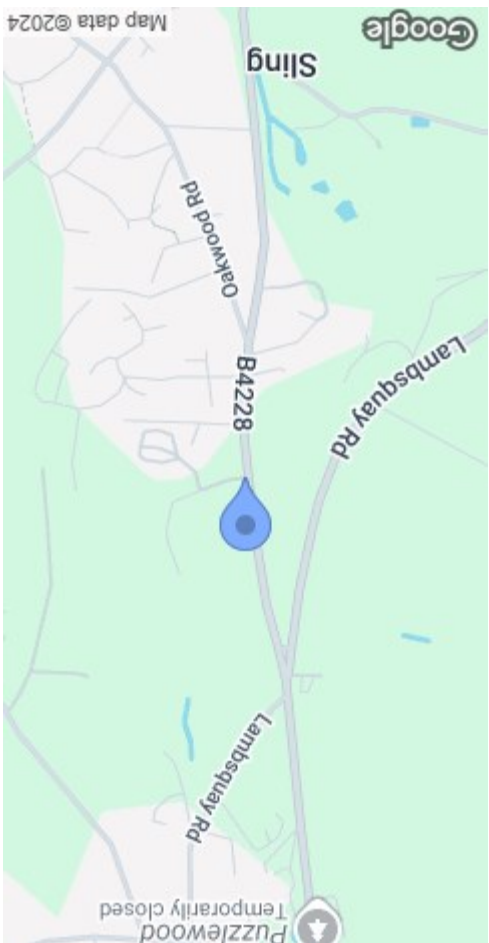




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
A (92-100)	A (102-104)
B (81-91)	B (92-101)
C (69-80)	C (82-91)
D (55-68)	D (72-81)
E (39-54)	E (62-71)
F (29-38)	F (52-61)
G (13-28)	G (42-51)

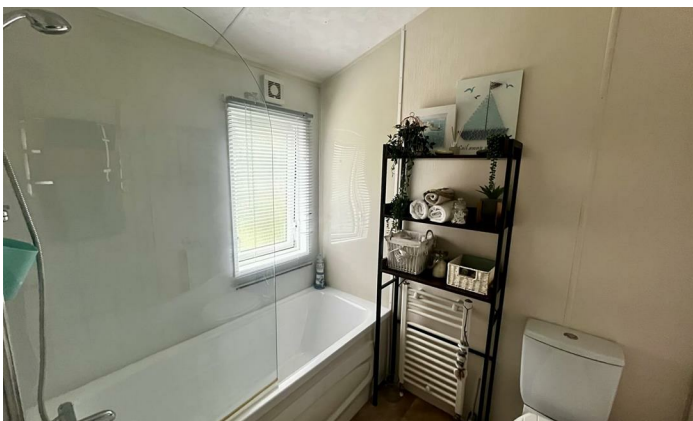


12 Woodlands View Chepstow Road
 Sling, Coleford GL16 8JA

£115,000

Two-bedroom detached holiday home designed for those aged 55 and over, located in the sought-after Woodlands View park. This lovely property features an en-suite bathroom in the master bedroom, spacious walk-in wardrobes, ample off-road parking for multiple vehicles, and a generous garden.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. 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 with further education.



OPEN PLAN LOUNGE/KITCHEN/DINING

20'4 x 19'3 (6.20m x 5.87m)

Accessed via a upvc sliding door, electric fire, television point, power points, radiators, a range of base, drawer and wall mounted units, built in fridge/freezer, built in dishwasher, built in microwave, stainless steel single bowl single drainer sink unit with tap over, oven with four ring electric hob, front and side aspect upvc double glazed windows, door to:

UTILITY ROOM

7'6 x 5'3 (2.29m x 1.60m)

A range of base, drawer and wall mounted units, built in washing machine, cupboard housing the combination boiler with shelving, side aspect upvc double glazed window and partly frosted upvc door giving access to the garden.

INNER HALLWAY

Radiator, cupboard space, door to:

BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

Modern panelled bath with shower attachment over, close coupled WC, heated towel rail, sink with tap over, extractor fan, side aspect upvc double glazed frosted window.

BEDROOM 1

10'8 x 9'6 (3.25m x 2.90m)

Radiator, power points, side aspect upvc double glazed window, door to:

WALK IN WARDROBE

5'4 x 4'5 (1.63m x 1.35m)

Radiator, shelving, drawers and hanging space.

EN-SUITE

5'4 x 4'11 (1.63m x 1.50m)

Corner shower cubicle with shower attachment over, close coupled WC, vanity wash hand basin, heated towel rail, side aspect upvc double glazed frosted window.

BEDROOM 2

9'11 x 9'6 (3.02m x 2.90m)

Radiator, power points, side aspect upvc double glazed window, door to:

WALK IN WARDROBE

6'7 x 3'9 (2.01m x 1.14m)

Radiator, shelving, drawers and hanging space.

OUTSIDE

A laid to lawn wrap around garden surrounded by fencing and hedging. There is off road parking for one vehicle.

AGENTS NOTE

The property has a 15% sell on clause which would need to be paid by the seller to the site owner on completion. Furthermore the site is classed as a holiday park so you cannot class this as your main residence and cannot live here 365 days a year.

GROUND RENT

£268.00 per month.

SERVICES

Mains water, shared site soakaway, LPG gas, mains electric.

WATER RATES

Price included in the ground rent charge.

TENURE

Leasehold in Perpetuity.

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 proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue up the hill passing the petrol station on the left hand side and proceed over the next set of traffic lights. Proceed along here turning left towards Sling football pitch and continue into Woodlands View where the property can be found.

PROPERTY SURVEYS

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

