



17 Swallow Lakes, Longhope GL17 0PH
£190,000



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- Luxury park home for over 45's
- Tranquil location
- Country views
- Very well presented
- Off road parking
- Gardens
- Council tax band A

£190,000



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Entrance porch

Accessed via sliding doors, coats hanging space and double doors leading into kitchen.

Kitchen dining room

Fitted with a range of base and wall mounted units and worktops. Single drainer sink unit, built in appliances to include, cooker, gas hob, dishwasher, fridge and freezer. There is a window to rear aspect and also roof lights. Doors off to right leading to bedrooms and door to left leading into living room.

Living room

Spacious and airy room with an abundance of natural light coming through the windows to the front aspect. There is a feature fireplace with inset electric fire.

Bedroom two

Built in wardrobes and window to side aspect.

Bathroom

White suite comprising bath with shower attachment over, WC and hand basin. Side aspect frosted window.

Bedroom one

Built in furniture, window to side aspect and door into shower room.

En suite shower room

Shower cubicle and tray, WC, wash hand basin and frosted window.

Outside

There is a paved parking area with space for 2 vehicles. Steps lead up to the entrance and also around to decked veranda with enviable views over the lake and surrounding countryside. Further around to the rear is an expanse of patio ideal for al fresco dining! This in turn leads to gravelled garden offering low maintenance. There are two good sized garden sheds also included.

Location

Longhope is a small village in west Gloucestershire, situated within the Forest of Dean it has been in existence since before the invasion of the Normans in 1066. The place name means long, enclosed valley which describes the aspect of the village. With the local Hope Brook C of E primary school for 4-11 years and Pippins Preschool Nursery from 2 years, an active football club and local post office.

Swallow Lakes itself is situated at the end of a private drive and has secure access, in a secluded valley, close to the villages of Longhope and Huntley, with the city of Gloucester and towns of Ross-on-Wye and Newent nearby.

Material information

Tenure: Leasehold

Service and maintenance charge includes water rates, refuse, drainage and communal grounds, this is £305 PM approx.

Two pets allowed

The property is available on a 12 month Leisure Licence for use 365 days a year

Leasehold-50 years

Council tax band: A

Local authority and rates: Forest of Dean District Council £1444.03 (2024/25)

Electricity supply: Mains on pre paid card

Water supply: Mains

Sewerage: Mains

Heating: Bottled Color Gas

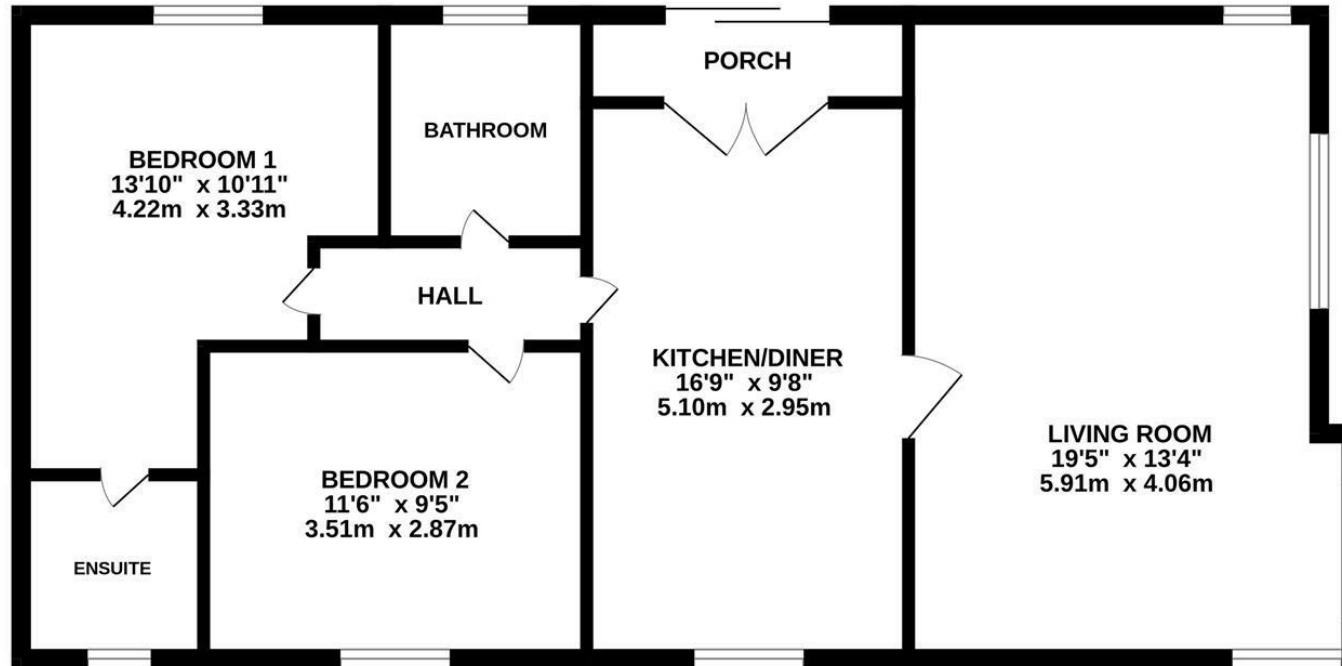
Broadband speed: Basic 22 Mbps.

Mobile phone coverage: EE, Vodafone, O2, Three

The site is for over 45's



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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