



18 Muzzle Patch, Tibberton GL2 8EE
Guide Price £260,000



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- Light and airy accommodation
- Quiet development
- Gardens
- Garage and parking
- Use of village green area
- No onward chain
- Council tax C
- Freehold



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Entrance porch

Accessed via uPVC double glazed door, part brick and uPVC double glazed construction. Door into:

Inner porch

Handy cloaks storage area. Door to:

Dining room

Large open space with doors off and opening to living room, front aspect double glazed window. Glazed wooden door to:

Kitchen

Range of base and wall mounted units, laminate worktop, tiled splashbacks, stainless steel single drainer sink unit, space for fridge/freezer, plumbing for washing machine and dishwasher, space for electric cooker, vaulted ceiling, rear aspect double glazed window over looking the garden, uPVC double glazed door to the rear.

Living room

Feature fireplace with exposed brick surround and tiled hearth, inset electric fire, tv point, night storage heater, thermostat control, vaulted ceiling, rear aspect secondary glazed window. Double glazed sliding doors to:

Sun room

Power and lighting, electric heater, poly carbonate roof, side and rear aspect windows, glazed door to the side.

Bedroom one

Two built-in wardrobes, wall light points, front and side aspect windows.

Bedroom two

Built-in double wardrobe, vaulted ceiling, rear aspect window.

Bedroom three

Wall light point, front aspect window.

Shower room

Large walk-in shower enclosure with Mira shower, wash hand basin, WC., tiled splashbacks, door to airing cupboard housing the hot water tank, access to loft space, rear aspect frosted window.

Outside

To the front is a path with steps leading up to the front door, raised bed with mature flowers and shrubs, enclosed by a low brick wall.

The path continues around to the side of the property and in turn to the rear which has the detached single garage which measures 17'01 x 8'05 (5.21m x 2.57m) and is accessed via up and over door and has power and lighting, parking space for one vehicle to the front of the garage.

Gated access leads to the rear garden which has a patio area, expanse of lawn, mature beds and borders with flowers, shrubs and bushes, outside lighting, outside tap, enclosed by fencing, walling and hedging.

In addition there is two acre communal field which Muzzle Patch residents have access to enjoy.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from its own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £1908.45 (2024/25)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Electric storage heaters

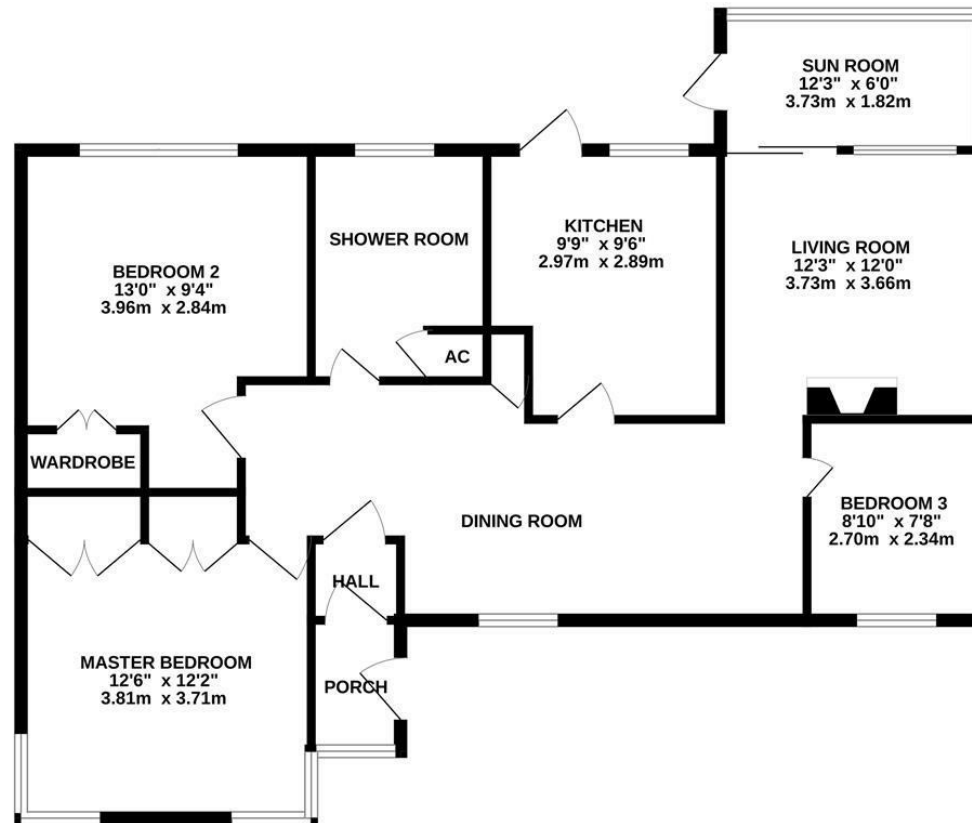
Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

Every property at Muzzle Patch pay a small sum of approx £170 per annum to cover general maintenance costs for the upkeep of the area and use of the large communal green for recreational use.



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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