



12 Meek Road, Newent GL18 1UA
£459,950



12 Meek Road, Newent GL18 1UA

- Well presented family home
- Detached double garage
- Largest plot on development
- Pleasant gardens
- No onward chain
- EPC B81
- Council tax band F



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www.naylorpowell.com

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Entrance hall

Stairs to first floor, understairs cupboard, doors off.

WC

White suite comprising w.c., wash hand basin, tiled splashbacks.

Study

Versatile space with window to the front aspect

Living room

Wall mounted electric flame effect fire place, two windows to front elevation, door to dining room.

Dining room

Double doors out to the rear garden, further door from kitchen

Kitchen/diner

A great family space with plenty of room. Range of base units with worktop surfaces inset stainless steel single sink unit

with mixer tap, cupboards and drawers under, built in appliances to include dishwasher, electric oven and grill, gas hob with stainless steel extractor hood over, built in fridge/freezer, matching eye level units, spotlights, tiled floor, window to rear elevation and double doors to rear garden.

Utility

Stainless steel sink unit and mixer tap with worktop surface and cupboard under, plumbing for automatic washing machine and space for tumble dryer, extractor fan, spotlights, wall mounted 'Ideal' gas fired boiler serving the central heating and domestic hot water, door to side elevation.

Landing

Access to loft space, airing cupboard and window to front aspect.



Master bedroom

Full wall length of built in wardrobes, window to the rear overlooking the garden and door to shower room.

Ensuite shower room

Suite comprising w.c., twin wash hand basin with mixer tap, shower cubicle, heated towel rail, extractor fan, shaver point, obscure window to rear elevation.

Bedroom two

Fitted wardrobes and window to front aspect.

Bedroom three

Built in cupboard and two windows to the rear aspect.

Bedroom four

Window to front elevation.

Family bathroom

White suite comprising panelled bath with mixer tap, double shower cubicle, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, heated towel rail, obscure window to side elevation.

Outside

To the front of the home is a paved driveway with parking for 4 vehicles leads to detached double garage via up and over doors. Front garden is laid to lawn with laurel borders and path to front door.

Gated side access leads to the rear garden which is one of the largest plots on the development with expanse of lawn, patio area and established beds and borders.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material information

Tenure: Freehold

Council tax band: F

Local authority and rates: Forest of Dean District Council, Tax Band F - £3305.92 (2024/25)

There is an annual service charge of £150 for the maintenance of communal green areas on the development

Electricity supply: Mains

Solar panels owned and provide income of approx £1000 per annum

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

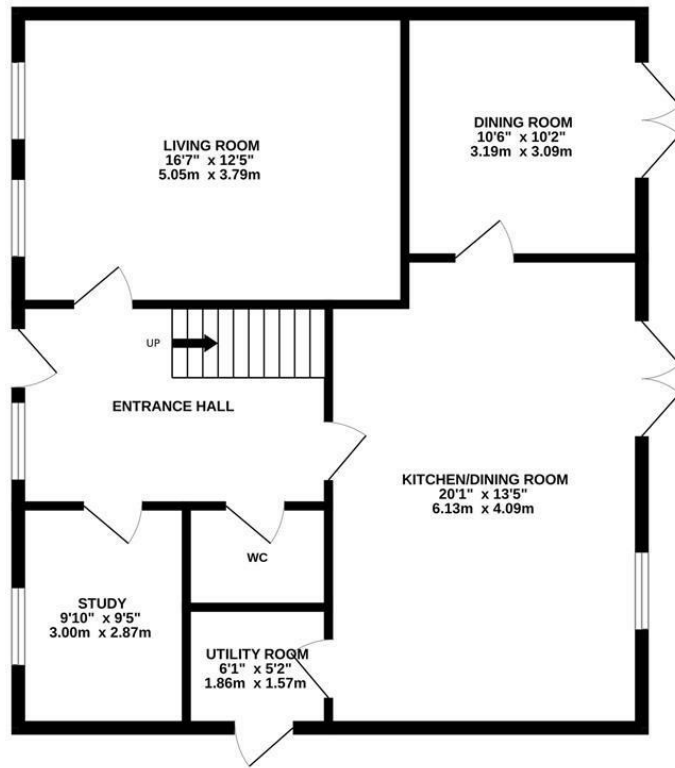
Broadband speed: Basic 15 Mbps,



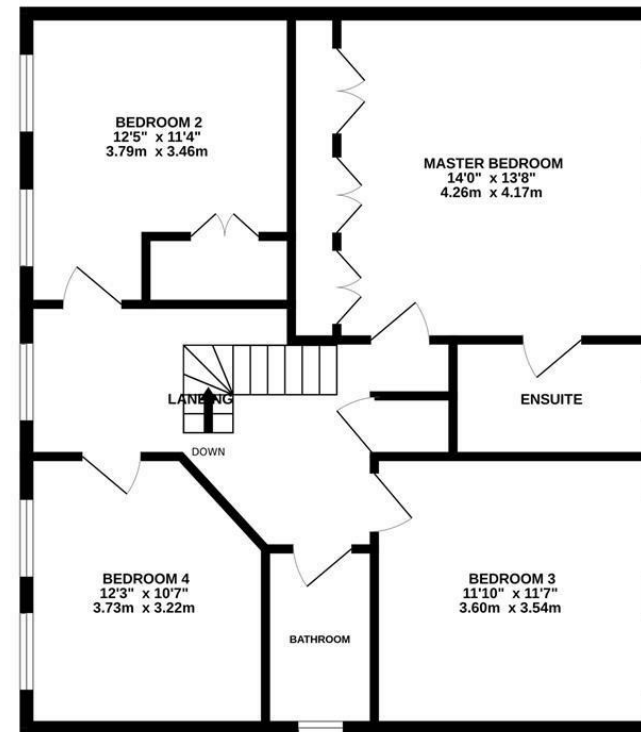
superfast 80Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodaphone,
O2, Three



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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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