



**35 Stokes Mews, Newent GL18 1EU**  
**£275,000**



## 35 Stokes Mews, Newent GL18 1EU

• Exclusive to over 55's • Three bedroom semi-detached property • Allocated off road parking • Private rear garden • Popular market town location • Walking distance to local amenities • Tax band C • EPC TBC

**£275,000**



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### Kitchen

Ample storage in a range of floor and eye level units alongside integrated appliances to include fridge freezer, double oven and four ring electric hob with extractor over. There is also plumbing for washing machine, tv point and space for dining table. Ceramic sparkly tiles and double ceramic double bowl sink.

### Living Room

Generously sized living room with French doors opening to the back patio.

### Cloakroom

WC and wash hand basin. Frosted window to side aspect.

### Master Bedroom

Double bedroom. Window to front aspect.

### Second Bedroom

Double bedroom. Window to rear aspect over looking the back garden.

### Shower Room

White suite comprising WC, vanity unit with mixer tap and mirror above. Ignis shower cubicle with power shower and jets with integrated Bluetooth/radio system. ceramic sparkly tiles

### Third Bedroom

Accessed via the stairs and is currently utilised as a home office. Window to front aspect.

### Outside

To the front of the home there is allocated parking for two vehicles. Accessed via the side gate the back garden offers a low maintenance private area.

### 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: Leasehold 125 years (from 2015)

Management charges are currently £300 per annum with the ground rent at £550 per annum. Paid to First Port

Council tax band: C

Local authority and rates: Forest of Dean District Council - £2,034.41 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

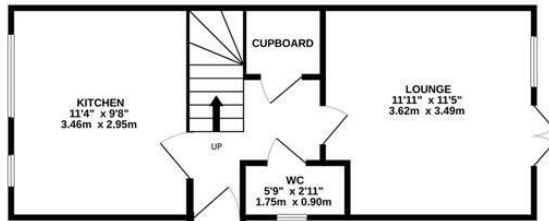
Heating: Main Gas

Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps

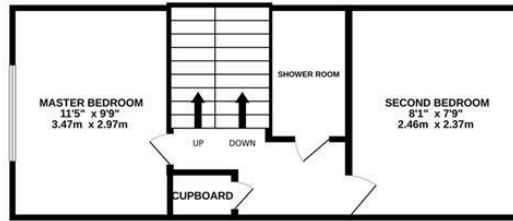
Mobile phone coverage: EE, Vodafone, Three, O2



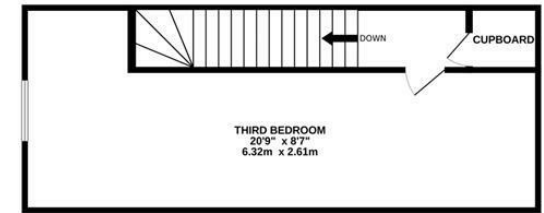
GROUND FLOOR



1ST FLOOR



2ND 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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