



**Tanners Cottage 35 Culver Street, Newent GL18 1DB**  
**Auction Guide £200,000**



# Tanners Cottage 35 Culver Street, Newent GL18 1DB

- Wealth of character features
- Sold by modern method of auction
- Subject to reserve price
- Buyers fees apply
- No onward chain
- EPC D58
- Council Tax C
- Freehold



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## Auction Guide £200,000

### Hall

Front door leads into hallway which in turn opens into both kitchen and living room and also has door to rear courtyard.

### Kitchen/breakfast room

Stainless steel sink unit, a range of base and wall mounted units, cupboards and drawers with work tops. Built in electric over with hob over, plumbing for washing machine space for further appliances, window to front aspect, exposed wall timbers and beams dividing the rooms.

### Living/dining room

A large and spacious room with a wealth of character features to include ceiling and wall timbers, brick fire place with inset wood burning stove, two windows, stairs to the first floor.

### First floor landing

Airing cupboard, access to loft space and thumb latch doors leading off.

### Bedroom one

Exposed timbers and beams, two roof light windows.

### Bedroom two

Exposed feature timbers, built in wardrobes and window to rear aspect.

### Shower room

Shower enclosure with electric shower unit, low level WC and hand basin.

### Outside

At the front of the property is a tarmacadam parking area with parking for 3 vehicles. Steps lead down to the front door and also a paved garden area with raised gravelled bed. The rear garden is a private paved court yard with garden shed.

### Material Information

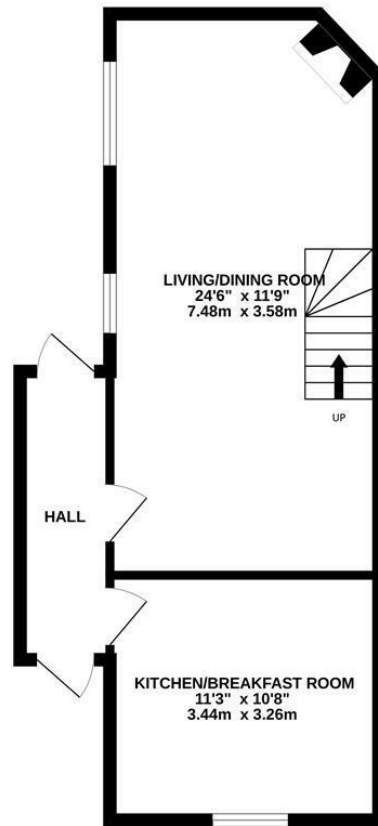
Tenure: Freehold  
Council tax band: C  
Local Authority & rates: Forest of Dean District Council - £2034.41 (2024/25)  
Electricity supply: mains  
Water supply: mains  
Sewerage: mains  
Heating: gas  
Broadband speed: Basic 17 Mbps Superfast 80 Mbps  
Mobile phone coverage: EE, Vodafone, Three, O2

### Auction information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd).  
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.  
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.  
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA - 744 sq.ft. (69.1 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

