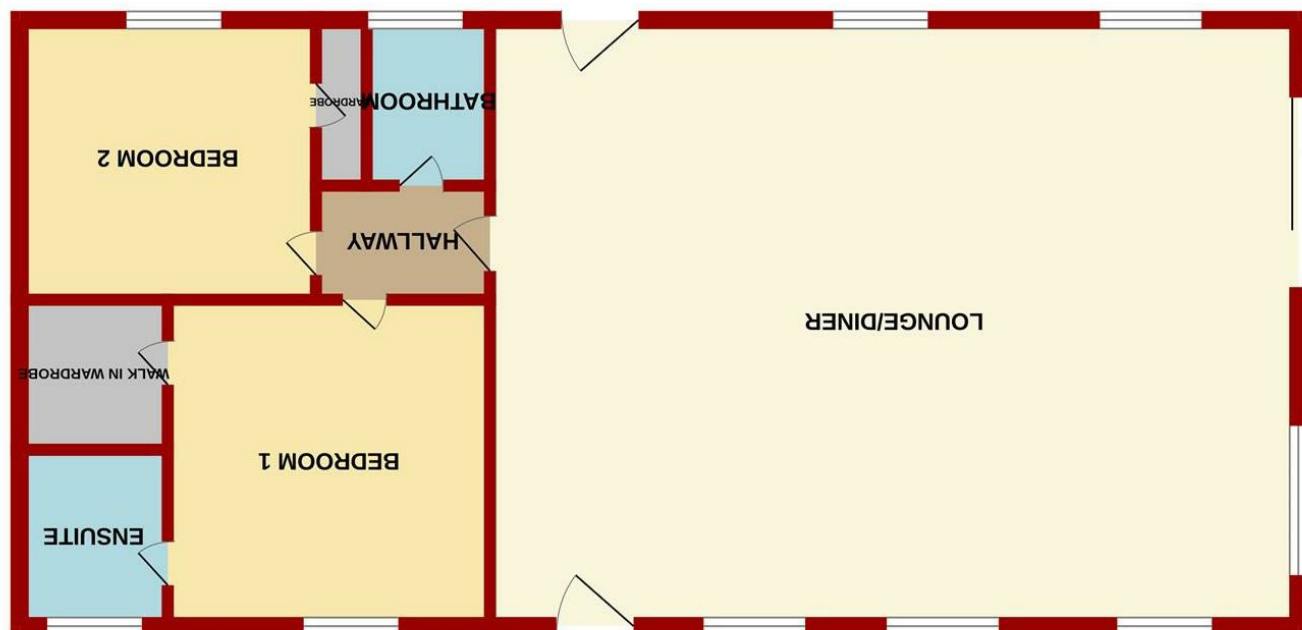
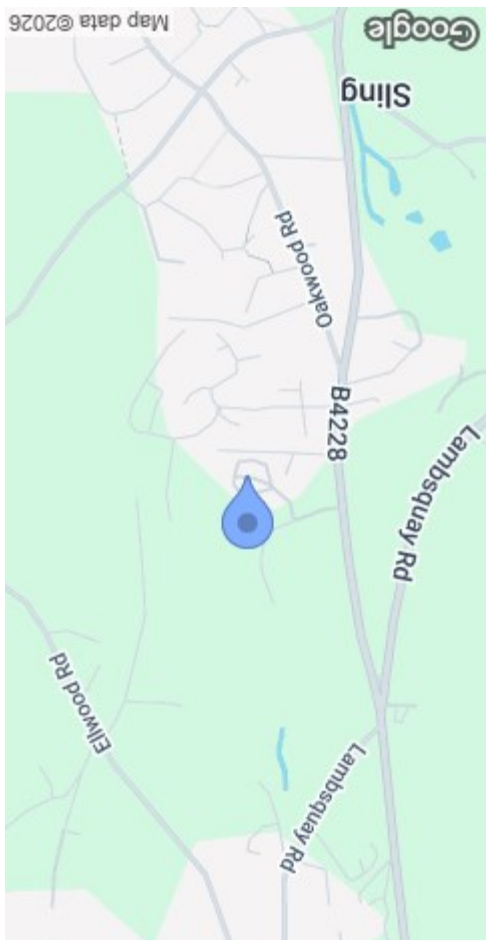




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100 kWh/m <sup>2</sup> per year)	A (100-120 g/kWh)
B (81-91 kWh/m <sup>2</sup> per year)	B (120-145 g/kWh)
C (69-80 kWh/m <sup>2</sup> per year)	C (145-175 g/kWh)
D (55-68 kWh/m <sup>2</sup> per year)	D (175-215 g/kWh)
E (46-54 kWh/m <sup>2</sup> per year)	E (215-255 g/kWh)
F (35-45 kWh/m <sup>2</sup> per year)	F (255-315 g/kWh)
G (21-34 kWh/m <sup>2</sup> per year)	G (315-355 g/kWh)
Fail (< 21 kWh/m <sup>2</sup> per year)	Fail (> 355 g/kWh)



Measurements are approximate. Not to scale. Illustrative purposes only.  
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GROUND FLOOR



Squirrels Lodge Woodlands View, Chepstow Road  
 Sling, Coleford GL16 8JA



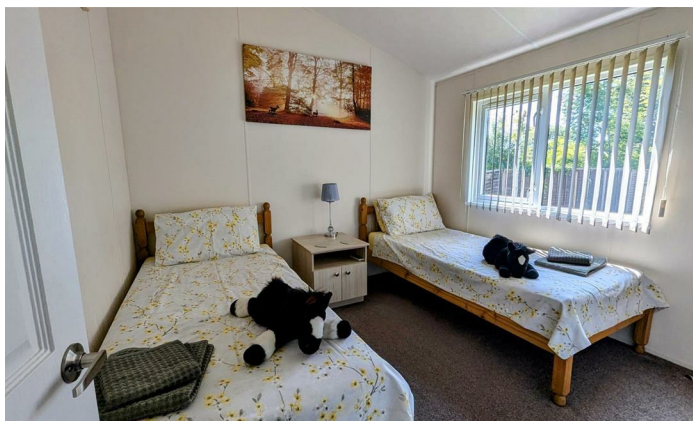
STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£115,000**

BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED over 55'S HOLIDAY HOME situated on the POPULAR PARK OF WOODLANDS VIEW benefiting from having OFF ROAD PARKING FOR ONE CAR, GOOD SIZE GARDEN and OFFERED WITH NO ONWARD CHAIN.

The property is currently used as a holiday let and there would be an option for a new owner to take this over with current bookings already running in to next year.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education.



**OPEN PLAN LOUNGE/KITCHEN/DINING**

20'4 x 19'3 (6.20m x 5.87m)

Accessed via a upvc sliding door, electric fire, television point, power points, radiators, a range of base, drawer and wall mounted units, built in fridge/freezer, built in dishwasher, built in microwave, stainless steel single bowl single drainer sink unit with tap over, oven with four ring electric hob, front and side aspect upvc double glazed windows, door to:

**INNER HALLWAY**

Radiator, cupboard space, door to:

**BATHROOM**

6'7 x 6'7 (2.01m x 2.01m)

Modern panelled bath with shower attachment over, close coupled WC, heated towel rail, sink with tap over, extractor fan, side aspect upvc double glazed frosted window.

**BEDROOM 1**

10'8 x 9'6 (3.25m x 2.90m)

Radiator, power points, side aspect upvc double glazed window, door to:

**WALK IN WARDROBE**

5'4 x 4'5 (1.63m x 1.35m)

Radiator, shelving, drawers and hanging space.

**EN-SUITE**

5'4 x 4'11 (1.63m x 1.50m)

Corner shower cubicle with shower attachment over, close coupled WC, vanity wash hand basin, heated towel rail, side aspect upvc double glazed frosted window.

**BEDROOM 2**

9'11 x 9'6 (3.02m x 2.90m)

Radiator, power points, side aspect upvc double glazed window, door to:

**WALK IN WARDROBE**

6'7 x 3'9 (2.01m x 1.14m)

Radiator, shelving, drawers and hanging space.

**OUTSIDE**

The property occupies a corner, edge of site plot and enjoys a lovely wrap around lawn. There is off road parking for one vehicle.

**AGENTS NOTE**

The property has a 15% sell on clause which would need to be paid by the seller to the site owner on completion. Furthermore the site is classed as a holiday park so you cannot class this as your main residence and cannot live here 365 days a year.

**GROUND RENT**

£289.00 per month.

**SERVICES**

Mains water, shared site soakaway, LPG gas, mains electric.

**WATER RATES**

Price included in the ground rent charge.

**TENURE**

Leasehold in Perpetuity.

**VIEWINGS**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue up the hill passing the petrol station on the left hand side and proceed over the next set of traffic lights. Proceed along here turning left towards Sling football pitch and continue into Woodlands View where the property can be found.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)