

Glenville Turners Tump
GL17 9XG

STEVE GOOCH
ESTATE AGENTS | EST 1985

£375,000

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

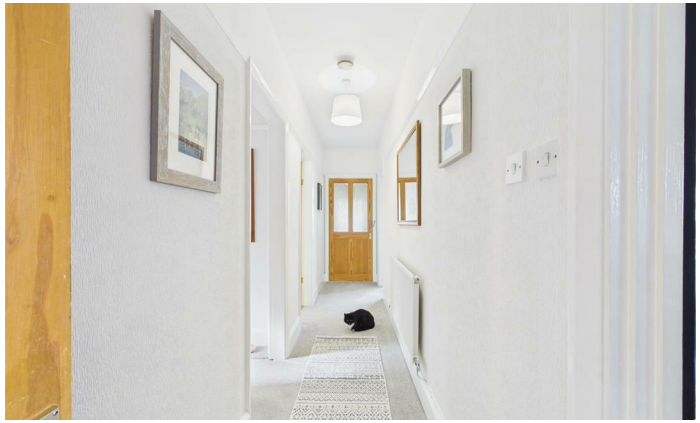
Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.















Obscure glazed panel door with canopy porch over leads to:

PORCH
Lighting, feature brick arch, wooden glazed panel door gives access to:

HALLWAY
Ceiling light, picture rail, single radiator, powerpoints, door to understairs storage cupboard, obscure glazed panel door gives access to:

LOUNGE
Ceiling light, feature fireplace of slate construction, alcoves, picture rail, powerpoints, storage cupboard, single radiator, side aspect uPVC double glazed window overlooking the garden, village church, countryside and welsh mountains.

Accessed via the entrance hallway, timber obscure panelled door gives access to:

BEDROOM ONE
Ceiling light, picture rail, feature fireplace with wood burning stove inset, alcoves, double radiator, powerpoints, front aspect uPVC double glazed bay window overlooking the front garden, village church, countryside and welsh mountains.

BEDROOM TWO
Ceiling light, picture rail, two built in double wardrobes with hanging rails and shelving, alcoves, double radiator, powerpoints, front aspect uPVC double glazed bay window overlooking the front garden, village church, countryside and welsh mountains.

BATHROOM
Inset ceiling spot lighting, coving, fully tiled walls, double radiator, coloured suite consisting of close coupled WC, corner bath, pedestal wash hand basin with mixer tap over, quadrant shower cubicle with mains shower fitted, extractor fan, side aspect uPVC obscure double glazed window.

KITCHEN / BREAKFAST ROOM
Inset ceiling spot lighting, one and a half bowl single drainer stainless steel sink unit with mixer tap over, range of base and wall mounted units, rolled edge worktops and tiled surrounds, powerpoints, telephone point, LPG fired gas central heating and domestic hot water boiler, four ring gas hob, double oven, integrated fridge and freezer, double radiator, wood laminate flooring, side aspect uPVC double glazed window overlooking driveway, rear aspect uPVC double glazed window overlooking the garden.

An opening leads to:

UTILITY ROOM
Directional ceiling spot lighting, electric consumer unit, plumbing for automatic washing machine, cupboard / space for tumble dryer, storage cupboard, powerpoints, laminate flooring, side aspect uPVC double glazed window overlooking the patio, village church, countryside and views.

DINING ROOM / FAMILY ROOM
Velux roof light, coving, access to roof space, two ceiling lights, two double radiators, wood burning stove, partly carpeted and part laminate flooring, side aspect window overlooking the garden, further side aspect window overlooking the patio, garden and countryside views, uPVC double glazed sliding patio doors with stunning far reaching views.

CLOAKROOM
Lighting, close coupled WC, single radiator, laminate flooring, obscure glazed panel door gives access to covered porch area and steps leading to the garden.

GARAGE ONE
Accessed via single up and over door, power and lighting, inspection pit, obscure glazed panel window to rear, personal door to the rear. A further workshop area on the side of the garage provides a good space.

GARAGE TWO
Accessed via a pair of doors, power, lighting, workbench, personal side aspect window, parking and gravelled area, wrought iron gate.

OUTSIDE
The property is accessed via a wrought iron gate and pathway leading to the front door. The front garden is laid to lawn with flowers borders, shrubs and bushes. From the front you have access to the driveway on the right suitable for parking 2 vehicles.

Steps from the back door lead up to the rear garden providing an outside tap, small lawned area, gravelled area, decking area, steps leading to further patio and seating area with stunning views, shrubs, flowers, bushes and trees. Two detached garages and further parking can be found too.

SERVICES
Mains Electric, Water and Drainage, LPG Heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - TBC.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Freehold.

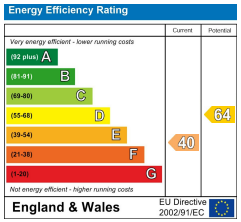
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

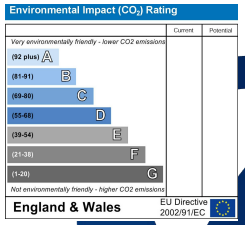
DIRECTIONS
From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Proceed up Morse Road, over the hill, and into the village of Ruardean. Upon reaching the car repair garage on the left hand side, turn left into School Lane and follow the road up the hill where the property can be found on the left.

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









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.