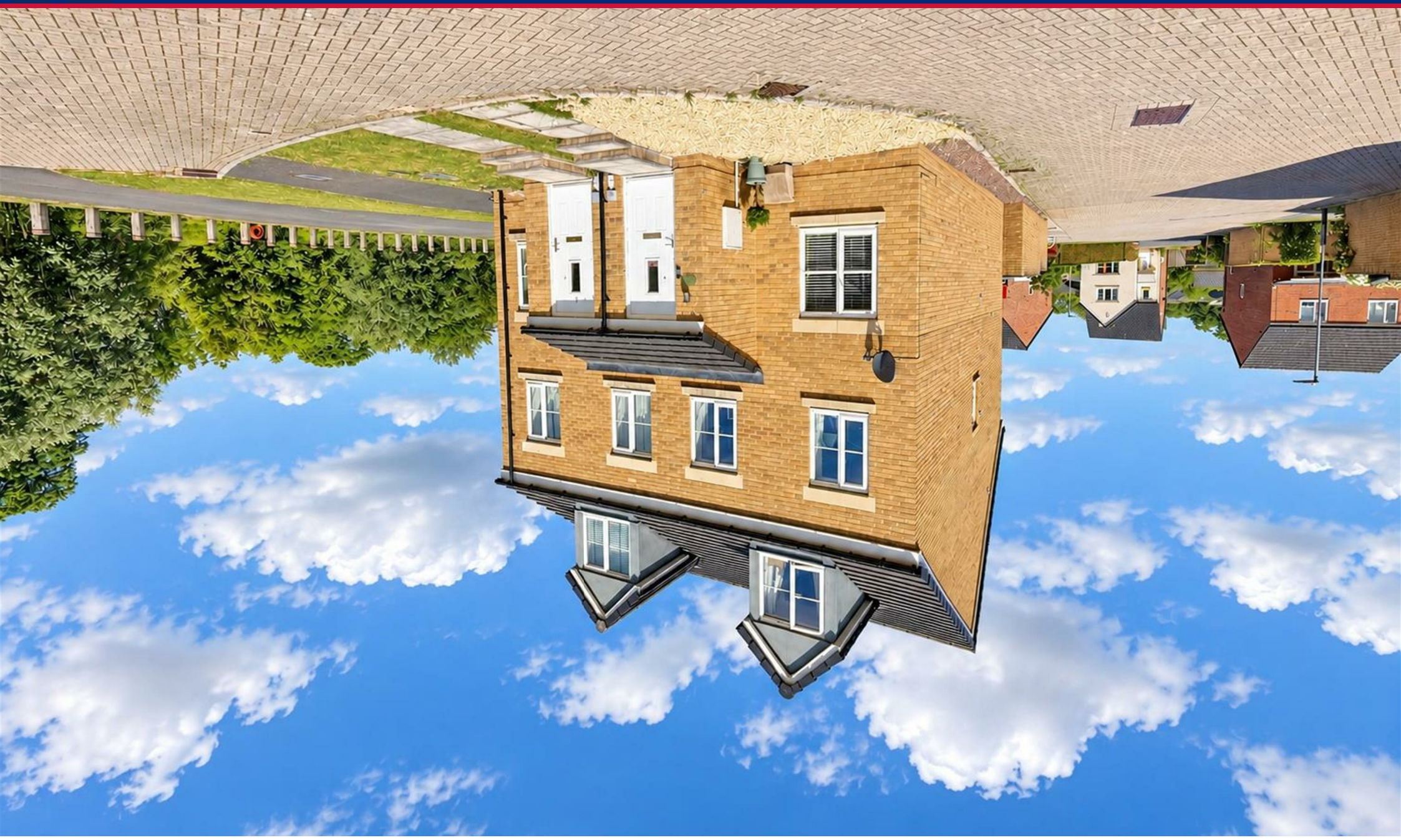
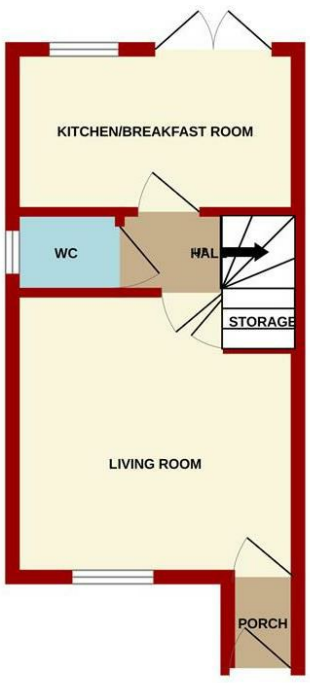
STEVE GOOCH
ESTATE AGENTS | EST 1985

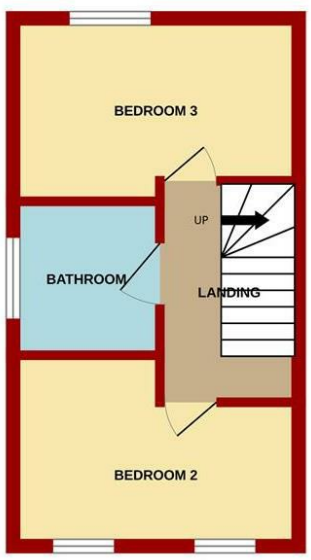
5 Town Farm Road
Newent GL18 1TT



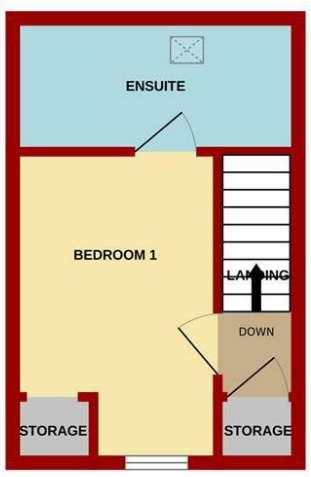
GROUND FLOOR

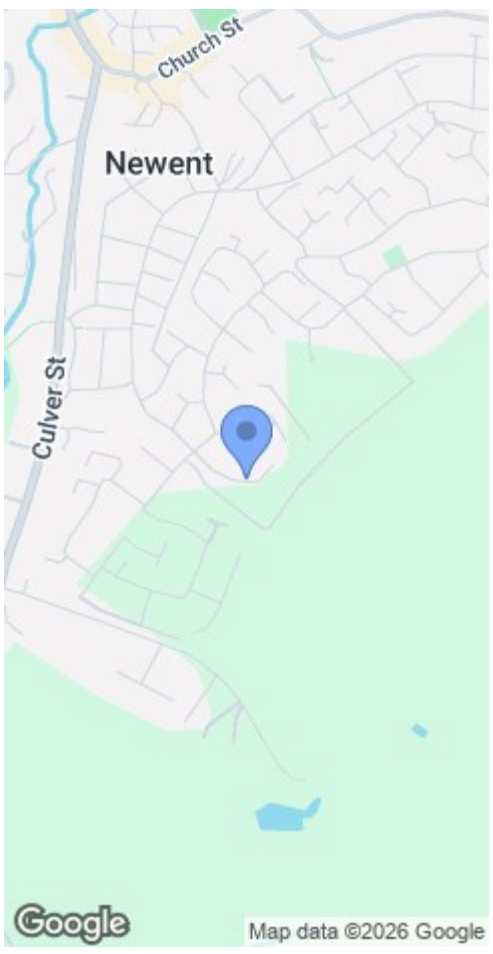


1ST FLOOR

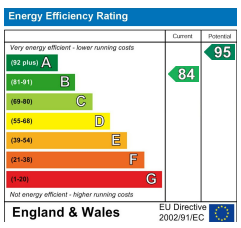


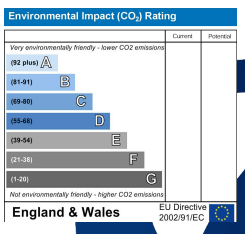
2ND FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026





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.

Guide Price £239,995

A WELL MAINTAINED THREE BEDROOM, THREE STORY SEMI DETACHED HOME, offering SPACIOUS ACCOMMODATION, IDEAL FOR FIRST TIME BUYERS or INVESTORS, benefitting from DOUBLE BEDROOMS, MASTER with EN-SUITE, PRIVATE ENCLOSED REAR GARDEN AND OFF ROAD PARKING, all being offered with NO ONWARD CHAIN..

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

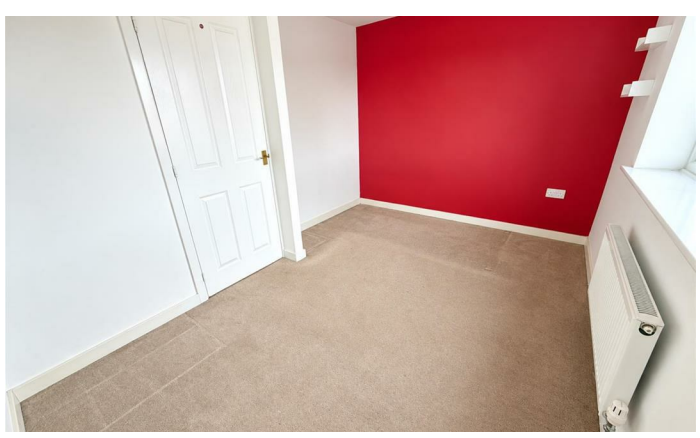
Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.















ENTRANCE HALL

LIVING ROOM
14'9 x 11'9 (4.50m x 3.58m)

KITCHEN / BREAKFAST ROOM
11'9 x 7'6 (3.58m x 2.29m)

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING

BEDROOM 1
11'9 x 10'5 (3.58m x 3.18m)

BEDROOM 2
11'9 x 9'1 (3.58m x 2.77m)

BATHROOM
7'10 x 5'6 (2.39m x 1.68m)

FROM THE FIRST FLOOR LANDING, THE STAIRS LEAD TO THE SECOND FLOOR.

MASTER BEDROOM
16'1 x 8'5 (4.90m x 2.57m)

EN-SUITE
11'0 x 6'1 (3.35m x 1.85m)

OUTSIDE
To the front is a gravelled area with a path leading to the front door. The rear provides off road parking for two vehicles, private rear garden with lawn and patio area, path leading to rear gated access.

AGENT'S NOTE
£150.00 per annum payable to cover maintenance of the communal areas.

The freehold can be purchased at a cost of approximately £2,000.

SERVICES
Mains water, drainage, electricity and gas.

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

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

TENURE
Leasehold - 999 years from 1st of January 2016. 989 Years remaining. £150.00 Per annum ground rent.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, proceed along the High Street into Broad Street and into Gloucester Street, taking the first right into Onslow Road. Proceed along, taking the second left into Meek Road. Follow Meek Road to the end, turning first left into Manor Road, then first right into Town Farm Road where the property can be found on the left hand side.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.