Egattoc Wellmeadow
Staunton, Coleford GL16 8PQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£519,000

Located in a SMALL CUL-DE-SAC within a POPULAR VILLAGE, this WELL-PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME offers SPACIOUS and VERSATILE ACCOMMODATION throughout.
Benefiting from a DETACHED DOUBLE GARAGE, UNDERFLOOR HEATING throughout the house, the property also features GENEROUS GARDENS providing WOODLAND VIEWS and a high degree of PRIVACY.

The delightful village of Staunton lies on the border of England and Wales and has a local church and pub/restaurant. It's situated approximately 4 miles away from Monmouth town centre and approximately 3 miles away from Coleford Town Centre.

The neighbouring town of Coleford offers facilities to include 2 Golf Courses, various Shops, Post Office, Banks, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.

The property is accessed via a canopied style entrance porch with outside lighting giving access to the metal weather shield door with obscure glazed panels inset giving access into:

ENTRANCE HALL

Stairs lead to the first floor, two ceiling lights, coving, telephone point, power points, under stairs storage cupboard, thermostat control. Door into:

CLOAKROOM

White suite comprising close coupled W.C, wall mounted wash hand basin with mixer tap over and tiled splash back, inset ceiling spot lights, extractor fan, tiled flooring, rear aspect upvc obscure double glazed window.

LOUNGE/DINER

22'03 x 11'03 (6.78m x 3.43m)

Three ceiling lights, coving, power points, thermostat controls, TV point, front aspect upvc double glazed window. Rear aspect upvc double glazed French doors opening into the conservatory.

CONSERVATORY

13'00 x 9'03 (3.96m x 2.82m)

Upvc construction with double glazed panels to three sides, double glazed roof, tiled flooring, side aspect upvc double glazed French doors opening onto the patio.

KITCHEN/BREAKFAST ROOM

12'08 x 13'01 (3.86m x 3.99m)

Single bowl single drainer sink unit with mixer tap over, range of base and wall mounted units, under cabinet lighting, rolled edge worktops, tiled surrounds, power points, integrated washing machine, dishwasher, fridge/freezer, built in Bosch double oven, electric ceramic four ring hob and extractor hood over, inset ceiling spot lights, tiled flooring, breakfast bar, TV point, rear aspect upvc double glazed window overlooking the garden enjoying woodland views. Side aspect upvc glazed panel door. Door into:

UTILITY ROOM
8'08 x 5'06 (2.64m x 1.68m)
(L shaped) Inset ceiling spot lights, coving, power points, tiled flooring, wall mounted cupboard, rolled edge worktops, space for tumble dryer, fitted hanging space for coats and shoe storage.

STUDY
8'09 x 7'00 (2.67m x 2.13m)
Inset ceiling spot lights, coving, power points, front aspect upvc double gazed window.

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

LANDING
Light tunnel, ceiling light, access to roof space, power points, airing cupboard housing the hot water cylinder and shelving. Door into:

BEDROOM 1
10'11 x 10'05 (3.33m x 3.18m)
Ceiling light, pair of built in double wardrobes with hanging rails and shelving, power points, TV point, front aspect upvc double glazed window. Door into:

EN-SUITE
Suite comprising close coupled W.C, vanity wash hand basin with mixer tap over, shower enclosure with mains shower, shaver point, inset ceiling spot lights, extractor fan, partly tiled walls, tiled flooring, front aspect upvc obscure double glazed window.

BEDROOM 2
12'05 x 10'02 (3.78m x 3.10m)
Ceiling light, built in double wardrobe with hanging rail and shelving, power points, telephone point, TV point, front aspect upvc double glazed window.

BEDROOM 3
11'00 x 9'01 (3.35m x 2.77m)
Ceiling light, built in double wardrobe with hanging rail and shelving, power points, rear aspect upvc double glazed window overlooking the rear garden enjoying views over forest and woodland.

BEDROOM 4
9'05 x 8'11 (2.87m x 2.72m)
Ceiling light, power points, rear aspect upvc double glazed window overlooking the garden enjoying views over forest and woodland.

BATHROOM
White suite comprising close coupled W.C, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap fitted and Mira shower, inset ceiling spots, extractor fan, heated towel rail, shaver point, partly tiled walls, tiled flooring, rear aspect upvc obscure double glazed window.

OUTSIDE
Block paved pathway suitable for the parking of two vehicles leadS to the detached double garage. paved pathway leads to the front door, lawned areas to either side, oil storage tank. gated access to the left hand side of the property leads to the rear.

GARAGE
18'03 x 18'02 (5.56m x 5.54m)

Accessed via a pair of single up and over electric doors, power and lighting, single phase 30 amp socket, eave storage space, power points, personal side door with obscure glazed panel inset giving access to the garden.

REAR GARDEN
Paved patio, central lawn, flower borders with various shrubs and bushes, paved and gravel pathway leading to a further paved area, green house, vegetable area with raised beds, summer house, small trees, outside tap and power points, external oil fired central heating and domestic hot water boiler, enclosed by fencing surround and backing onto woodland.

SERVICES
Mains water, mains drainage, mains electric, under floor heating, oil.

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 - to be advised.

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

TENURE
Freehold.

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 left into Bank Street, continue along here and on reaching the traffic lights turn left signposted Monmouth. On reaching the village of Staunton take the first turning right into Wellmeadow where the property can be found at the end on the left hand side via our for sale board.

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

GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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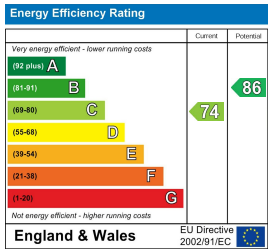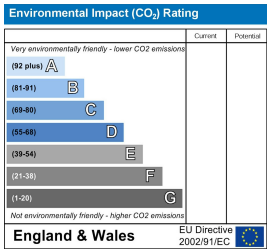
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