Mayview The Tythings
Newent GL18 1QQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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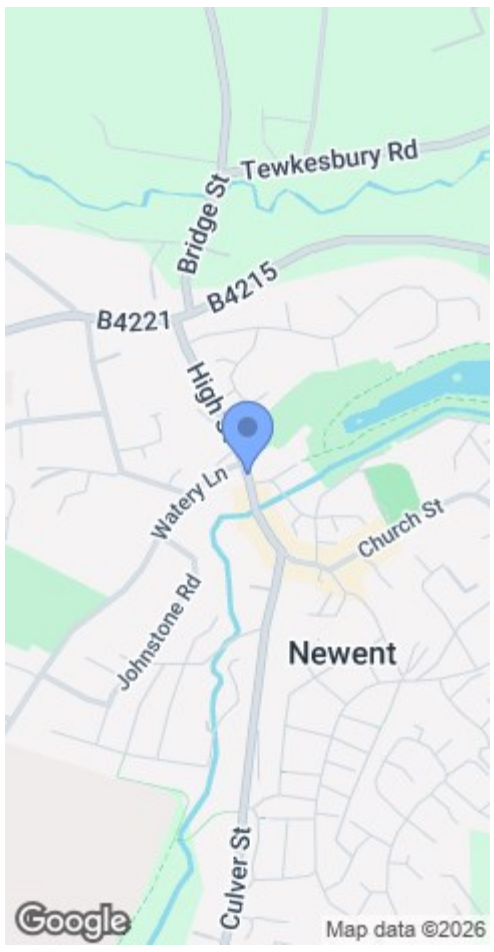

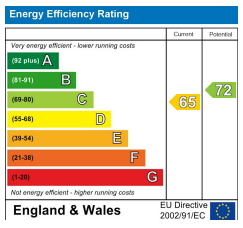

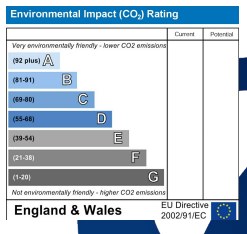

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£330,000

CHARACTERFUL THREE BEDROOM DETACHED DORMER BUNGALOW in a CENTRAL LOCATION to Newent Town and offering SPACIOUS AND VERSATILE ACCOMMODATION, HANDMADE KITCHEN, ADDITIONAL HOME OFFICE/STUDIO SPACE and BEAUTIFUL MATURE GARDENS.

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 PORCH
8'02 x 6'00 (2.49m x 1.83m)
Via a side aspect double glazed door, radiator, front and side aspect windows. Double glazed door to:

ENTRANCE HALLWAY
Radiator, understairs storage cupboard, stairs to the first floor.

KITCHEN
17'02 x 11'04 (5.23m x 3.45m)
Hand made wooden kitchen with a range of base units, wooden worktops and splashbacks, Belfast sink unit with mixer tap, Rangemaster oven with five ring gas hob, space for American fridge freezer, integrated dishwasher, integrated washing machine, double radiator, front aspect bay window. Opening through to:

LOUNGE
14'08 x 15'08 (4.47m x 4.78m)
Brick fireplace with inset cast iron log burner, radiator, side and rear aspect windows, double opening French doors out to the gardens. Half glazed door to:

SIDE CANOPIED AREA
Boot storage, door to the back gardens, door to the carport.

BEDROOM 1
11'07 x 11'09 (3.53m x 3.58m)
Ornate cast iron fireplace, double radiator, rear aspect window overlooking the garden.

BEDROOM 2
11'01 x 8'07 (3.38m x 2.62m)
Single radiator, front aspect window.

BATHROOM
8'06 x 5'07 (2.59m x 1.70m)
Modern panelled bath with mixer tap and shower attachment over, WC, wash hand basin, laminate splashbacks, Victorian style radiator, side aspect frosted window.

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

LANDING
Door into:

BEDROOM 3
15'08 x 9'00 maximum (4.78m x 2.74m maxumim)
Door to eave storage space, radiator, front, side and rear aspect windows.

STUDY
7'00 x 15'08 narrowing to 6'09 (2.13m x 4.78m narrowing to 2.06m)
Door to additional eaves storage space, single radiator, side aspect window.

OUTSIDE
To the front of the property you have a driveway providing off road parking for two cars. There is a CARPORT AREA which in turn leads to a SINGLE GARAGE via an up and over door. The front gardens are laid to lawn and enclosed by fencing and hedging surround.

The rear garden has a concrete hardstanding, gravelled seating area, lawned area with mature shrubs, bushes and trees, raised decked area, barbecue area, enclosed by mature fencing and hedging. A stable door gives access to a LEAN-TO 20'07 x 10'07 (6.27m x 3.23m) with sink.

At the rear of the garden is a STUDIO/OFFICE with covered veranda to the front, comprising:

STUDIO/OFFICE
19'06 x 9'05 (5.94m x 2.87m)
Access by french doors from the veranda, power and lighting, front aspect windows, side aspect door to seating area overlooking the pond. Door to:

HOBBY ROOM
9'06 x 6'06 (2.90m x 1.98m)
Front aspect window and door.

SERVICES
Mains water, electricity, drainage 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
To be advised.

LOCAL AUTHORITY
Council Tax Band: C
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 our offices, turn left at the doctors surgery into Watery Lane, proceed along turning right before the school into The Tythings, proceed to the top where the property can be located on the right hand side as marked by 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 Survey

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