



**15 Muzzle Patch, Tibberton GL2 8EE**  
**Offers Over £360,000**



## 15 Muzzle Patch, Tibberton GL2 8EE

• Located in rural village of Tibberton • Very well presented throughout • Garage and parking • Access to communal land • Open plan living accommodation • Private rear garden • Forest of Dean District Council, Tax Band D - £2,248.16 (2025/26) • EPC E47



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### Offers Over £360,000

#### Entrance Hall

Door to -

#### Dining Room

Double-glazed window to the front, storage cupboard, engineered oak flooring, and open-plan access to the kitchen, living room, WC and office/bedroom.

#### Living Room

Steps up from the dining area. Double-glazed sliding patio doors and a large rear window overlooking the garden. Fireplace with wood-burning stove. Engineered oak flooring.

#### Kitchen

Double-glazed windows and rear door. A range of high-gloss white wall and base units, tiled splashbacks, an integrated oven and hob with extractor, integrated fridge-freezer, and space for a washing machine. Engineered oak flooring.

#### Inner Hall

With skylight and doors to:

#### Bedroom One

Double-glazed window to the front and built-in storage.

#### Bedroom Two

Double-glazed window to the rear and built-in storage.

#### Bedroom Three

Double-glazed window to the front and built-in storage.

#### Study/Bedroom Four

Currently used as an office with window to the front aspect.

#### Bathroom

Obscure double-glazed window to rear. Fitted with low-level WC, wash-hand basin, panelled bath with Mira shower over, mirrored wall-mounted storage and a storage cupboard. Wall-mounted



ladder-style heated towel rail, tiled walls and flooring.

### Outside

To the front, access to the garage with parking for two vehicles, steps from here lead up to the entrance. The garden to the rear having a south easterly aspect is laid to lawn with patio and raised deck with pergola, bound by fence and hedging. There is a gate for access to the rear, oil tank and external boiler.

### Garage

16'11" x 8'11" (5.18 x 2.74)

Brick construction, power and light, up and over the door

### Material Information

Tenure: Freehold

Council tax band: D

Local Authority & rates: Forest of Dean District Council - £2,884.84 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Oil fired heating

Broadband speed: Basic 18 Mbps,

Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

Every property at Muzzle Patch pay a sum of approx. £220 per annum to cover general maintenance costs for the up

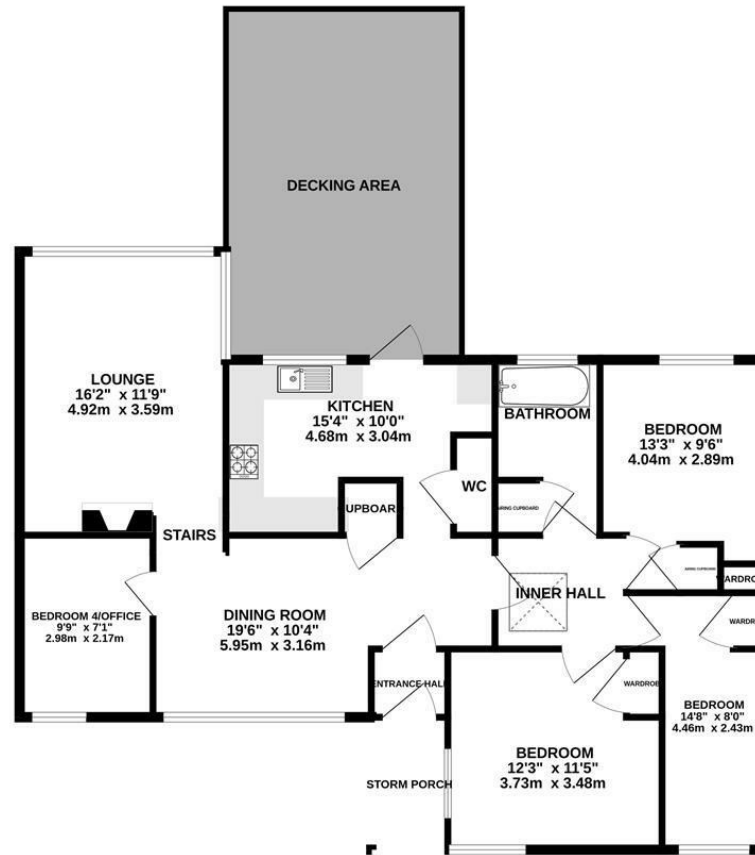
keep of the area and use of the large communal green for recreational use.

Please note that the heating system has been updated since the EPC report was commissioned as well as installation of the new insulated roof in 2021.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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