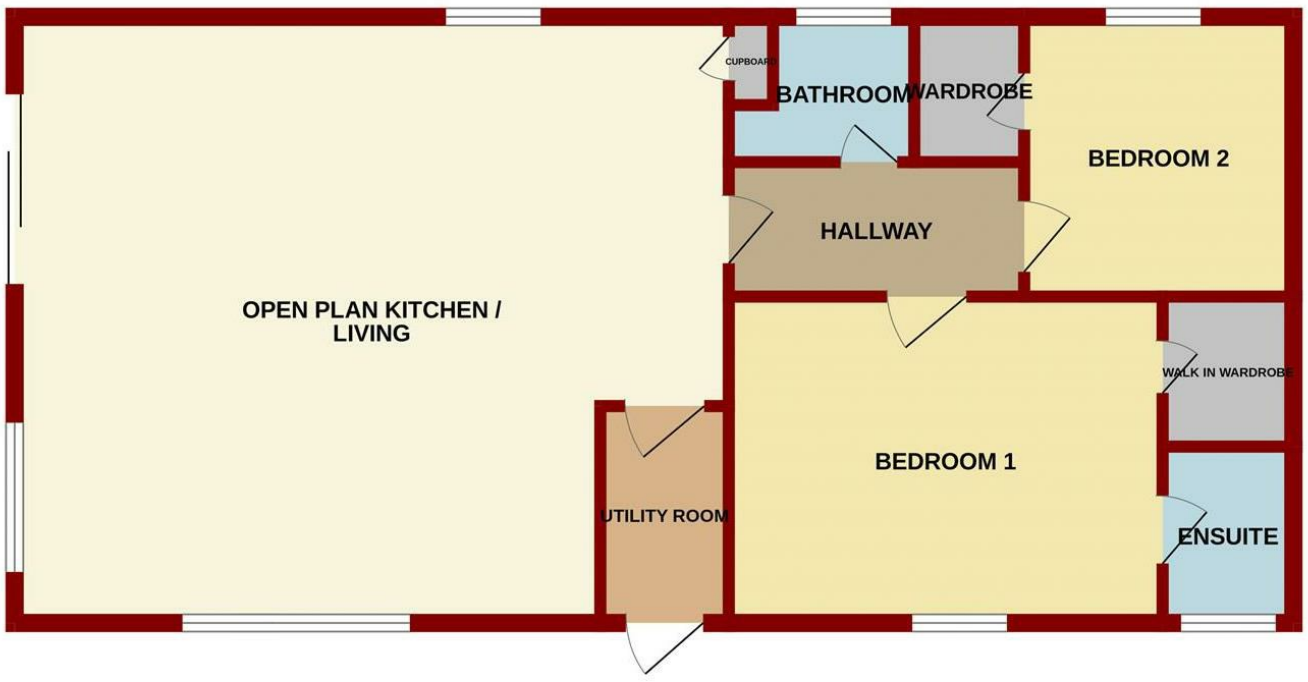
14 Woodlands View
Coleford GL16 8JA

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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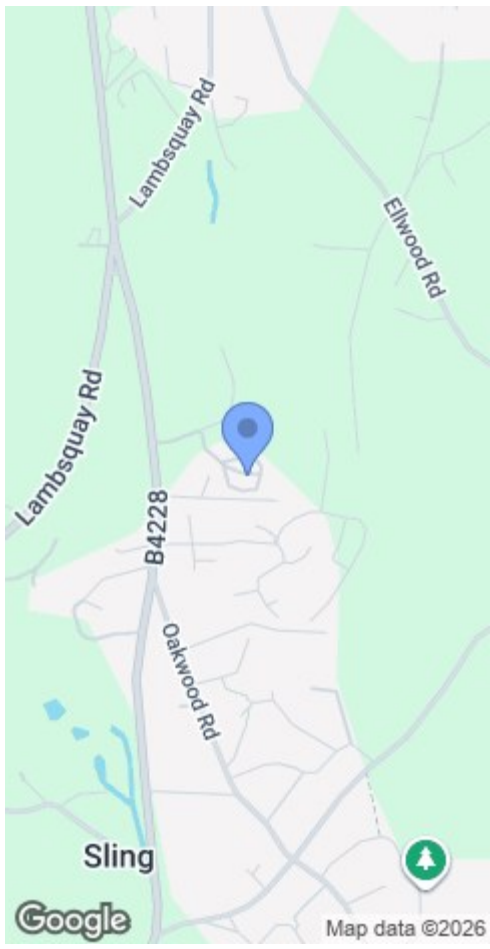
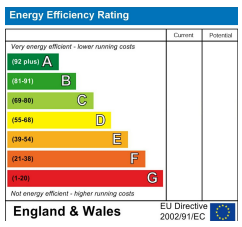
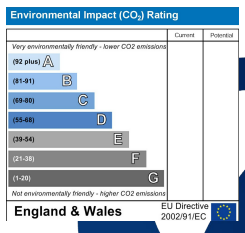






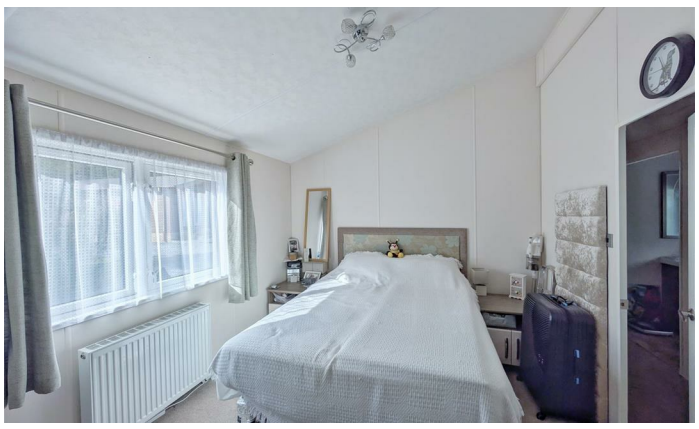
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

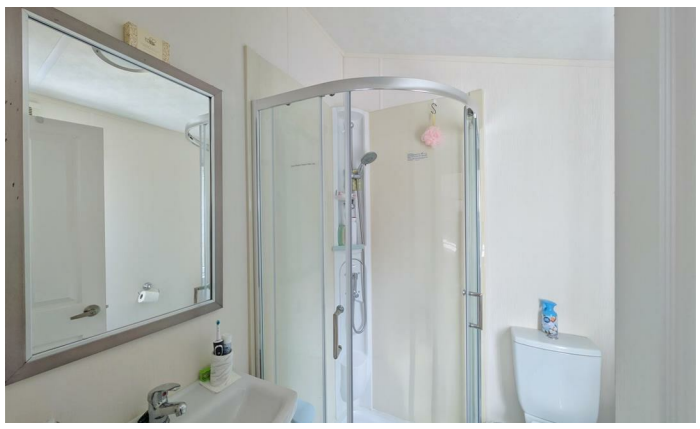
1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

£115,000

A BEAUTIFULLY PRESENTED, TWO BEDROOM PARK HOME, enjoying a LARGE PLOT, DRIVEWAY PARKING, EN-SUITE TO MASTER BEDROOM, UTILITY ROOM and NO ONWARD CHAIN.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education.





UTILITY ROOM
7'6" x 5'3" (2.29m x 1.60m)
Accessed via a frosted double glazed UPVC door, the utility room has base and wall-mounted units, roll-edge worktops, plumbing and space for a washing machine, and a door into a cupboard housing the LPG-fired combi boiler. Side aspect double glazed UPVC window.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM
20'7" x 19'6" (6.27m x 5.94m)
A particularly impressive and light-filled open-plan space divided naturally into kitchen, dining and living areas. The kitchen is fitted with a range of base, wall and drawer-mounted units with roll-edge worktops, integrated fridge/freezer, dishwasher, single bowl sink with mixer tap, integrated double oven, four-ring gas hob with extractor over and integrated microwave. There are numerous power and appliance points throughout.

The dining area has radiator and wood-effect flooring, while the living area benefits from recently fitted carpeting, radiator, useful storage cupboard and internet ceiling spotlights. The room enjoys front and side aspect double glazed UPVC windows, together with sliding doors opening onto the patio and gardens.

REAR HALLWAY
Radiator, access to roof space and useful storage cupboard.

BEDROOM ONE
10'8" x 9'7" (3.25m x 2.92m)
A well-presented double bedroom with radiator, power points, built-in bedroom furniture including bedside cabinets and dressing table, and side aspect double glazed UPVC window. Door into a WALK-IN WARDROBE fitted with a comprehensive range of shelving, hanging rails and drawer storage.

EN-SUITE
5'6" x 4'11" (1.68m x 1.50m)
Fitted with a corner shower enclosure, WC, vanity wash hand basin and heated towel rail. Side aspect frosted double glazed UPVC window.

BEDROOM TWO
9'7" x 9'2" (2.92m x 2.79m)
Further double bedroom with radiator, power points, TV point, built-in bedroom furniture including bedside tables and bed frame, and side aspect double glazed UPVC window. Door into a built-in wardrobe with hanging space, shelving and drawer storage, together with radiator and lighting.

BATHROOM
6'8" x 6'7" (2.03m x 2.01m)
White suite comprising panelled bath with shower over, vanity wash hand basin, WC and heated towel rail. Side aspect frosted double glazed UPVC window.

OUTSIDE
The property occupies a lovely plot with landscaped wrap-around gardens. A driveway provides off-road parking for one vehicle, while the property also benefits from access to a shared garage, offering practical storage space suitable for bicycles, garden equipment and general household items. An external power point is also provided, enhancing the property's practicality and convenience.

The gardens are predominantly level and include a paved patio seating area, decorative stone chipping area and lawn which wraps around the side of the property. There is also a rotary washing line and further outside storage.

SERVICES
Mains - Water, Electricity and Drainage.

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
Water and drainage is included in Ground Rent.

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

AGENTS NOTE
The property has a 15% sell on clause which would need to be paid by the seller to the site owner on completion. Furthermore the site is classed as a holiday park so you cannot class this as your main residence and cannot live here 365 days a year.

TENURE
Leasehold in perpetuity.

GROUND RENT
£318 / month. Reviewed every January

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 right signposted Lydney/Chepstow, continue up the hill passing the petrol station on the left had side and proceed over the next set of traffic lights. Proceed along here turning left towards Sling football pitch and continue into Woodlands View where the property can be found.

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