Dean
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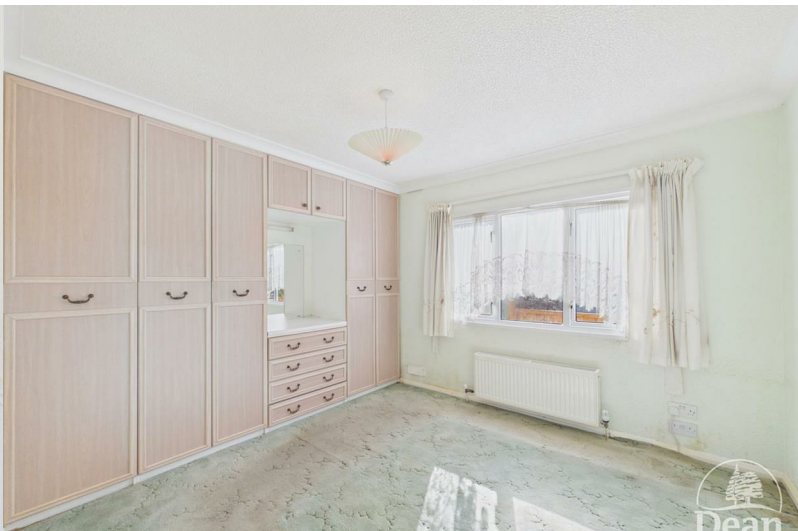
Coopers Road

Christchurch, Coleford, GL16 7AP

£100,000

2 1 1





A spacious two bedroom park home pleasantly positioned on a small and peaceful development of just eight homes, enjoying wraparound gardens and attractive open countryside views to the rear. The accommodation comprises a bright and airy lounge/dining room with feature fireplace and double doors leading through to a charming sun room, a fitted kitchen with ample storage and workspace, two well-proportioned bedrooms with fitted wardrobes to the principal bedroom, and a contemporary shower room.

Outside, the property benefits from surrounding low-maintenance gardens, pathways and seating areas, creating an ideal space to relax and enjoy the pleasant outlook. While some modernisation would enhance the home further, it offers excellent potential for purchasers looking to personalise and add value.

Christchurch is a highly regarded village on the edge of Coleford, offering a wonderful balance of countryside charm and everyday convenience. Surrounded by the natural beauty of the Forest of Dean, the area is well known for its peaceful setting, scenic walks and strong sense of community. Coleford town centre is just a short drive away, providing a range of shops, supermarkets, cafés, schools and other essential amenities, while the wider forest offers endless opportunities for outdoor pursuits including walking, cycling and exploring the nearby woodland trails. Christchurch is ideally placed for those seeking a quieter village lifestyle without feeling remote, making it a popular choice for families, professionals and those looking to enjoy the best of both rural living and accessibility.







Approached via UPVC double glazed front door into:

Entrance Hallway:
4'11 x 3'10 (1.50m x 1.17m)
Side aspect UPVC double glazed window, radiator, storage cupboard, door providing access to the lounge.

Lounge:
11'0 x 15'4 (3.35m x 4.67m)
Front & side aspect UPVC double glazed windows, radiator, power & lighting, electric fire, double doors provide access to the conservatory, with an opening leading through to the dining area.

Conservatory:
7'8 x 7'8 (2.34m x 2.34m)
Surrounding UPVC double glazed windows to front aspect, radiator, views over the garden & countryside in the distance.

Dining Area:
7'3 x 9'8 (2.21m x 2.95m)
Side aspect UPVC double glazed window, radiator, power & lighting, door providing access to the kitchen.

Kitchen:
9'6 x 9'6 (2.90m x 2.90m)
Side aspect UPVC double glazed window, side aspect UPVC double glazed frosted door providing external access, fitted with a range of base and wall units, built-in oven, hob with extractor hood, space for washing machine & fridge/freezer, cupboard housing the Worcester boiler.

Inner Hallway:
Loft access, doors providing access to the shower room & both bedrooms.

Shower Room:
7'3 x 9'8 (2.21m x 2.95m)
Suite comprising close coupled W.C., wash hand basin with mixer tap, walk-in shower with electric shower over.

Bedroom One:
11'5 x 9'5 (3.48m x 2.87m)
Side aspect UPVC double glazed window, built-in wardrobes, radiator, power & lighting.

Bedroom Two:
7'11 x 9'6 (2.41m x 2.90m)
Rear aspect UPVC double glazed window, radiator, power & lighting, wardrobe space.

Outside:
The property benefits from a wraparound garden. To the front the garden is mainly paved for ease of maintenance. To one side there is a small area of artificial turf, leading around to the rear garden which houses several garden sheds and a greenhouse. The rear garden enjoys pleasant open views over the surrounding countryside & fields.

Agent's Note:
The residential park is exclusively for those aged 55 and over, with a maximum of one small dog permitted per park home. Ground rent and maintenance charge is approx. £180.00 per calendar month.

Mobile Home Act 2013:
When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period.

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.
The land remains the property of the park owner at all times.
As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.
The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement.
One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land.
Your rights are protected. In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.






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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



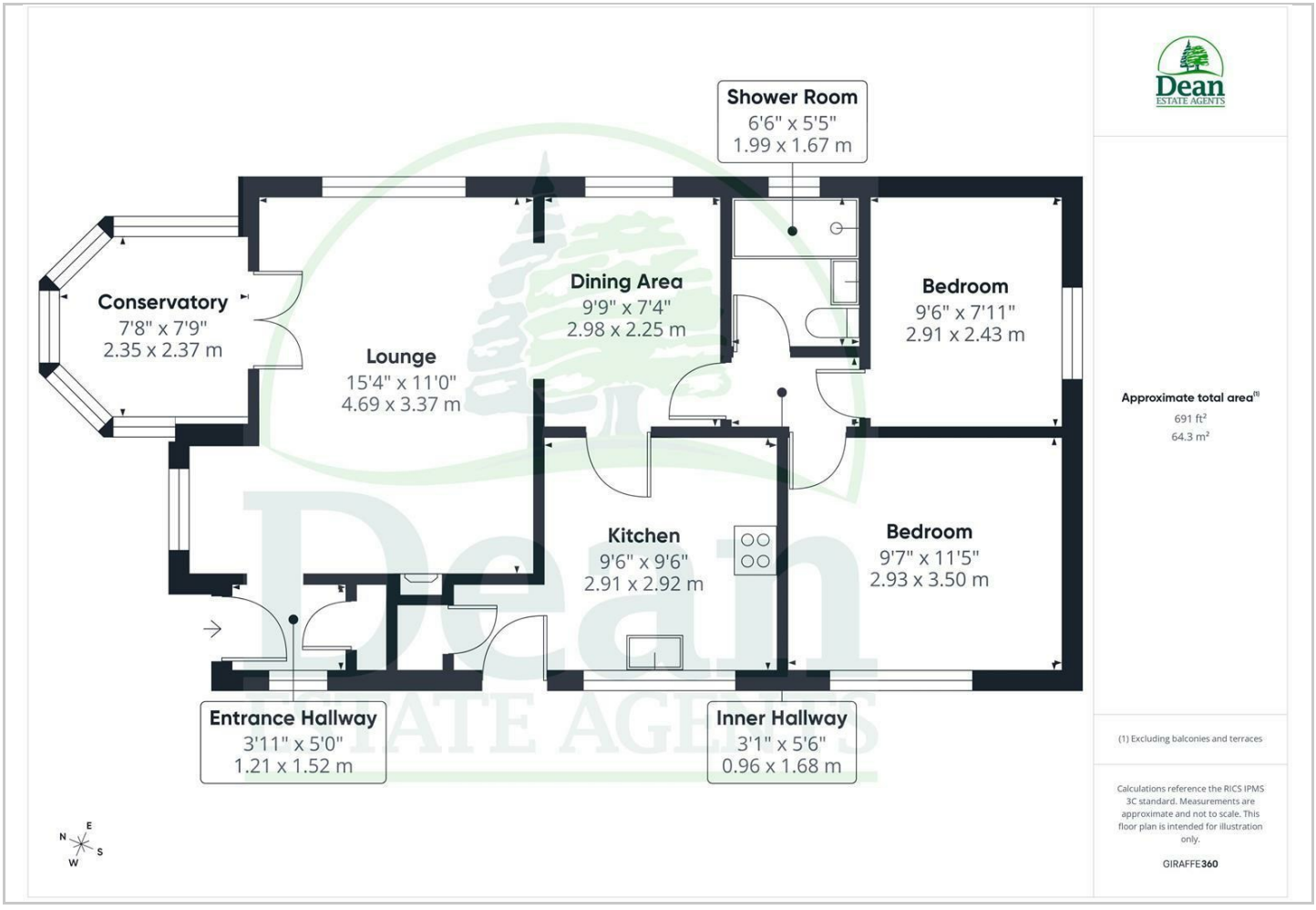
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office
on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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The Property Ombudsman