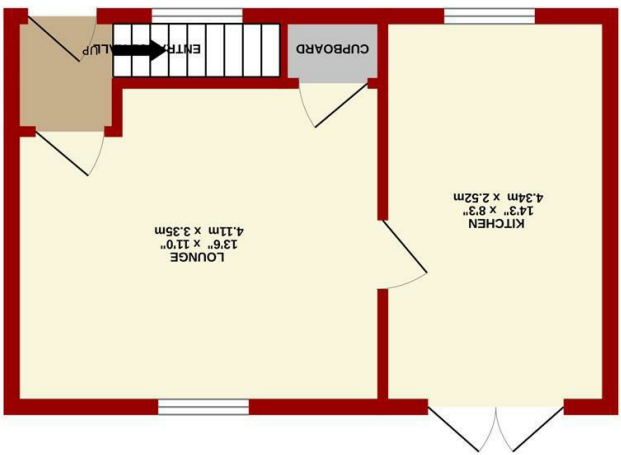
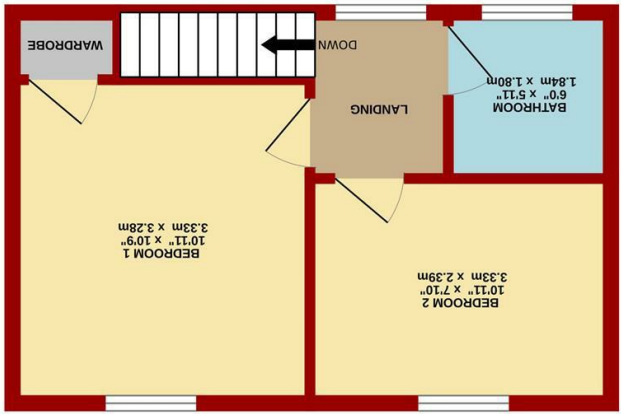
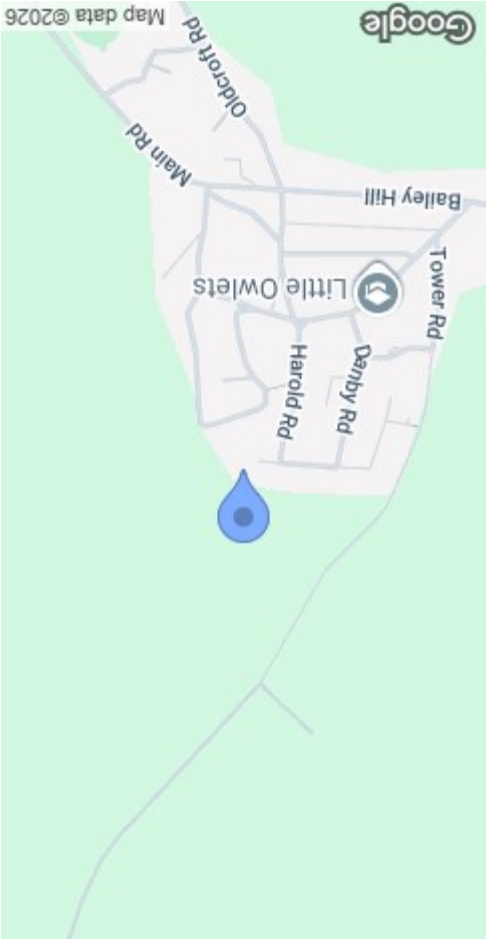


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
England & Wales		England & Wales	
2008/9 EPC		2002/9 EPC	
New energy efficient - lower energy costs		New energy efficient - lower energy costs	
A (93-100)		A (93-100)	
B (81-92)		B (81-92)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
New energy efficient - lower energy costs		New energy efficient - lower energy costs	
A (93-100)		A (93-100)	
B (81-92)		B (81-92)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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11 Tomlin Place
Yorkley, Lydney GL15 4SR

£210,000

A VERY WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME offering OFF-ROAD PARKING, CAR PORT and an ENCLOSED REAR GARDEN BACKING ONTO WOODLAND, situated in a SEMI-RURAL VILLAGE LOCATION with DIRECT ACCESS INTO WOODLAND.

The village of Yorkley offers a number of amenities to include a shop, post office, public houses, church, health centre and school.

The neighbouring town of Lydney has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital, primary and secondary education, sport centre and the A48 allowing access to Gloucester 22 miles and Chepstow 11 miles.



ENTRANCE HALLWAY

Providing access to the lounge with stairs rising to the first floor.

LOUNGE

13'06 x 11'0 (4.11m x 3.35m)

A comfortable reception room featuring carpeted flooring, radiator, rear-facing double-glazed window, useful storage cupboard and access through to the kitchen/diner.

KITCHEN/DINER

14'03 x 8'03 (4.34m x 2.51m)

Fitted with a range of units at eye and base level with worktop surfaces. Built in cooker with extractor hood above, sink unit with drainer, plumbing for washing machine and tumble dryer and space for a freestanding fridge/freezer. Wall-mounted boiler, tile-effect flooring, front-facing double-glazed windows and French doors opening directly onto the rear garden. Ample space for a dining table and chairs.

FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom.

BEDROOM ONE

10'11 x 10'9 (3.33m x 3.28m)

A generous double bedroom with carpeted flooring, radiator, large walk-in storage cupboard and rear-facing double-glazed window overlooking woodland.

BEDROOM TWO

10'11 x 7'10 (3.33m x 2.39m)

A further double bedroom with carpeted flooring, radiator and rear-facing double-glazed window.

BATHROOM

6'00 x 5'11 (1.83m x 1.80m)

Fitted with a WC, wash hand basin with vanity unit and whirlpool-style panelled bath with shower attachment. Wood-effect flooring and front-facing double-glazed window.

OUTSIDE

To the side of the property is a driveway providing off-road parking along with a car port. Side access leads to the rear garden, which is fully enclosed and predominantly laid to lawn. The garden features raised vegetable beds, apple, pear and cheery blossom trees. There is also a selection of plants and shrubs, garden sheds providing useful storage and an enclosed oil tank. The garden backs directly onto woodland, offering attractive countryside views, a high degree of privacy and private, direct access into the surrounding woodland.

SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating.

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 - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: B
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 Coleford office, follow the signposts towards Parkend. Upon reaching Parkend Village, turn right onto Fountain Way. At the junction, go straight over onto Yorkley Road onto Bailey Hill and then turn left onto Slade Road. Turn left onto Harold Road and then a right into Tomlin Place. The property can be found 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)