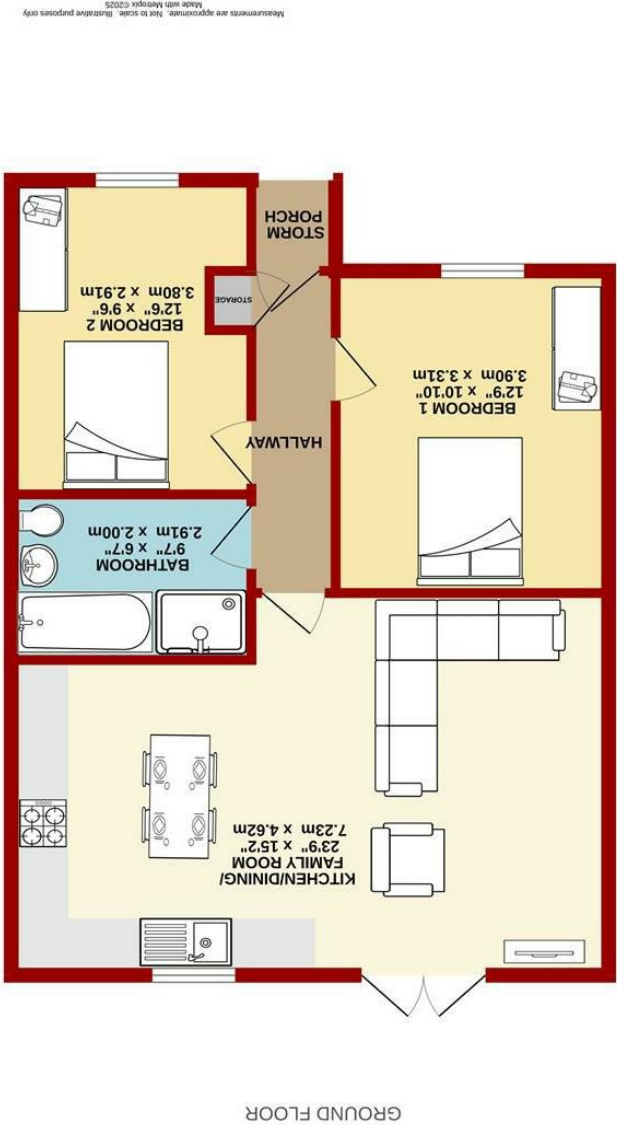
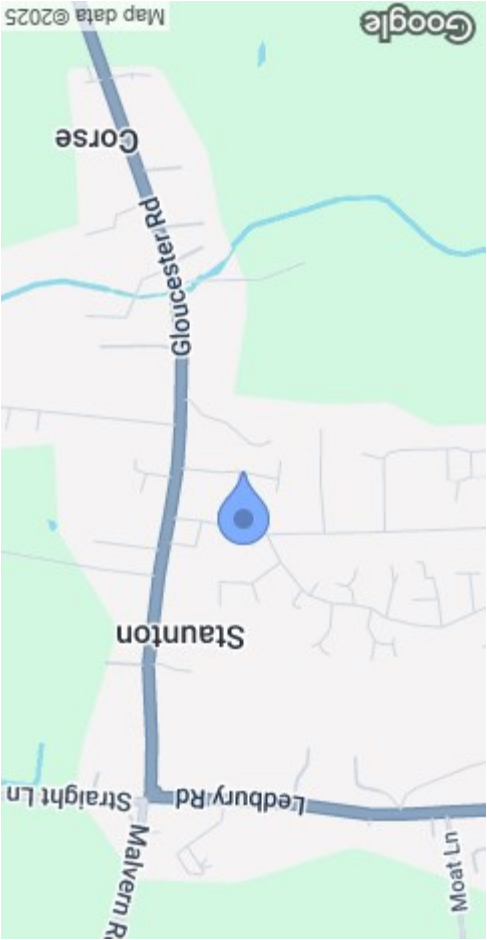
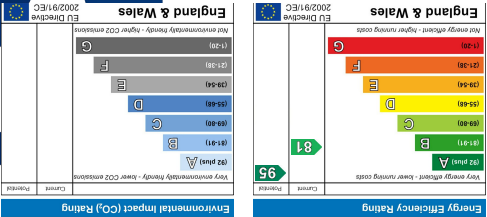


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



6 Yew Tree Close
Corse GL19 3SQ

£370,000

An EXCEPTIONALLY WELL PRESENTED TWO BEDROOM DETACHED MODERN BUNGALOW having FIVE YEAR'S NHBC GUARANTEE REMAINING, LOVELY OPEN PLAN KITCHEN / DINING / FAMILY ROOM, GARDEN HOME OFFICE / SUMMER HOUSE, CCTV SECURITY SYSTEM, GARAGE and OFF ROAD PARKING, situated in a VILLAGE SETTING within EASY COMMUTING DISTANCE TO THE CITIES OF GLOUCESTER AND CHELTENHAM.

The villages of Corse and Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The villages of Corse and Staunton are approximately 8 miles north of the City of Gloucester, 9 miles from the local market town of Ledbury and approximately 14 miles from Cheltenham.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South..



Entrance via double glazed composite front door from storm porch into:

ENTRANCE HALL

12'9 x 3'5 (3.89m x 1.04m)
Single radiator, laminate flooring, door to storage cupboard with Open Reach point, slatted shelving and storage space.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

23'7 x 15'2 max narrowing to 12'7 (7.19m x 4.62m max narrowing to 3.84m)
The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include washing machine, dishwasher, Bosch oven with four ring hob and extractor fan, stainless steel splashback, one and a half bowl stainless steel sink with mixer tap, integrated fridge / freezer, double radiator, inset spotlighting, rear aspect window. Opening through to:

Lounge area with double radiator, thermostat control, TV network points, rear aspect full length window and half glazed door to the gardens.

BEDROOM 1

12'9 x 10'10 (3.89m x 3.30m)
Single radiator, thermostat control, front aspect window.

BEDROOM 2

12'5 x 9'7 (3.78m x 2.92m)
Single radiator, access to roof space (with lighting) via pull down ladder, front aspect window.

BATHROOM

9'6 x 6'7 (2.90m x 2.01m)
Suite comprising panelled bath with mixer tap and shower detachment, walk-in shower cubicle with inset detachable overhead

shower, fully tiled walls, WC, wash hand basin with mixer tap, medicine cabinet with light, shaver point, extractor fan, chrome heated towel rail.

OUTSIDE

To the front of the property, a patio pathway leads to the front door with the front garden area laid to lawn. A side access path and driveway leads to parking for three vehicles.

SINGLE GARAGE

19'9 x 10'4 (6.02m x 3.15m)
Accessed via up and over door with storage space, power and lighting, housing the tumble dryer, consumer unit.

A pedestrian gated side access leads to the bin storage area with the meters.

The main back garden has been landscaped to provide a large patio seating area with outside lighting and water tap. The paved area continues to the rear of the garden and in turn to:

HOME OFFICE / SUMMER HOUSE

15'10 x 12'5 (4.83m x 3.78m)
Laminate flooring, power and lighting, inset spotlighting, bar area with built-in units and counter fridge storage, front and side aspect windows, side aspect patio doors.

The 50' rear gardens are designed for low maintenance. There is a planted border, flat lawns, all enclosed by modern wood panel fencing with concrete posts.

SERVICES

Mains water, electricity and drainage. LPG heating.

AGENT'S NOTE

The property benefits from having its own CCTV system.

There is a maintenance charge of £367 per annum to cover the communal areas.

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.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

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 Gloucester, proceed along the A417 passing through Maisemore and Hartpury into the village of Corse / Staunton. Turn left before Prince Crescent into Yew Tree Close, where the property can be found on the left 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 Surveys).