



Plot 10, The Yate, Old Dairy Way

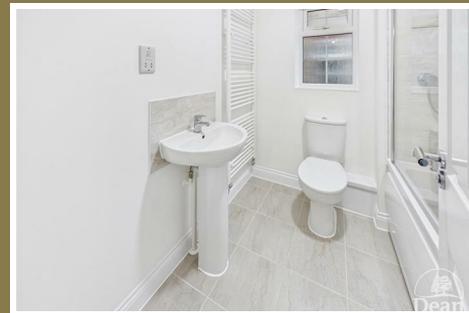
Netherend, Woolaston, Lydney, GL15 6NN

£250,000



HOME OF THE WEEK WITH 5% DEPOSIT

The Yate is a spacious two bedroom home, with a modern fitted kitchen and open plan living/dining room. This home also has two double bedrooms and a family bathroom, also benefiting from parking for two cars making it an ideal home for young families, first time buyers or professionals.



Designed and built by a fourth-generation family business renowned for building high-quality, thoughtfully crafted homes that meet the demands of modern living. With over fifty years of expertise passed down through generations, our builder client combines traditional craftsmanship with innovative design, creating spaces where families can truly thrive.

Rooted in strong family values, they emphasise integrity, quality, and community in every development. Each project is approached with the same dedication to detail and care, whether designed for first-time buyers, growing families, or those looking to downsize. Their homes are built to suit every stage of life, offering practical, beautiful spaces that feel like home.

Our client builder sets itself apart by providing a tailored experience for each buyer, offering a wide range of choices within the price to help customers personalise their homes. From kitchen finishes to bathroom fixtures, buyers can select from quality options to suit their style and preferences, ensuring that their new home feels uniquely their own.

Approached via a storm porch with light & a white panelled door leads into:

Entrance Hallway:

10'11" x 3'4" (3.35m x 1.02m)

With the master BT point, double power point, digital controls for zoned underfloor central heating, smoke alarm, doors to the cloakroom, kitchen & lounge/dining room.

Lounge/Dining Room:

13'6" x 12'9" (4.14m x 3.89m)

Rear aspect with French style doors to the enclosed rear gardens, UPVC double glazed window, TV aerial point, understairs cupboard, 5 double power points. Understairs cupboard houses the underfloor heating system with a BT point and double power point ideal for a router. The cupboard also has a light.

Kitchen:

10'10" x 6'0" (3.31m x 1.84m)

A fitted, contemporary kitchen comprising of wall units & base units with wood grain effect worktops, black door furniture, AEG Electric oven & hob, extractor hood with light, 'metro' tiled splash backs, single drainer sink unit, UPVC double glazed window, space for washing machine, fridge/freezer, digital controls for the zoned underfloor heating, smoke alarm.

Cloakroom:

5'7" x 2'11" (1.72m x 0.90m)

With wash hand basin & tiled splashbacks, W.C., underfloor heating, mains consumer unit, extractor fan, UPVC double glazed window.

First Floor Landing:

4'11" x 3'3" (1.50m x 1.00m)

Smoke alarm, doors to bedrooms & bathroom, double power point, access to the loft space, digital thermostat for central heating.

Bedroom One:

12'9" x 8'4" (3.90m x 2.55m)

With two UPVC double glazed windows, radiator,

TV aerial point, 3 double power points, built in cupboard.

Bedroom Two:

12'9" x 9'5" (3.90m x 2.88m)

With two UPVC double glazed window to the rear aspect, radiator, carpet, airing cupboard with both hot water & header tanks, TV aerial point & three double power points.

Bathroom:

6'4" x 6'2" (1.95m x 1.90m)

A white suite comprising of a wash hand basin with tiled splashbacks, WC., panelled bath with Mira thermostatic shower above & glass screen, tiled walls around the bath area, tiled flooring, heated towel rail, UPVC double glazed window, extractor fan.

Outside:

Outside tap and light to the rear.

Agents Note:

The estimated annual service charge per plot provided by Ground Solutions Limited is £399.30 p.a. Please contact us for further information.

GDPR:

Please note that we will only pass your details onto Bell Homes for the purposes of arranging appointments to view.

If you do not wish to have your details passed onto Bell Homes, please let us know.



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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.

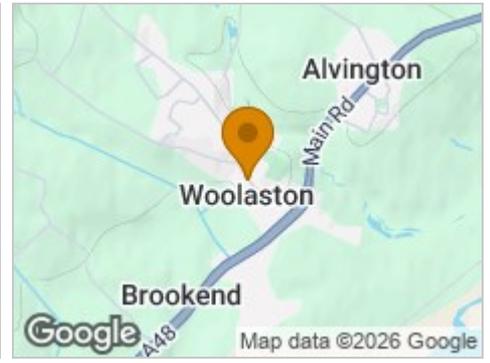
Road Map



Hybrid Map



Terrain Map



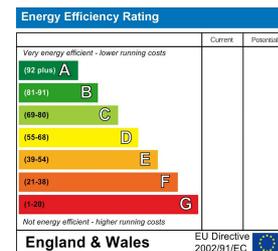
Floor Plan



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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