

19 Muzzle Patch, Tibberton GL2 8EE

£279,950

naylor powell



19 Muzzle Patch, Tibberton GL2 8EE

• Semi-detached bungalow within development • Two bedrooms and verstaile living space • Residents access to communal field and green space • Rural village location • Parking and a single garage • No onward chain • EPC D57 • Forest of Dean District Council tax band C

£279,950

naylor powell

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Porch
Practical entrance porch with windows to front and side plus door into hall.

Hall
Access into the living accommodation.

Open Plan Living/Dining/Study Space
Well presented and versatile open plan space currently set up with dining area and study with a living room which boasts feature fireplace with inset wood burning stove. There is an abundance of natural light throughout the rooms with an array of windows and door leading out to rear garden from the living room.

Kitchen
Open archway from dining area leads into a well appointed kitchen with a range of base and wall mounted units with work surfaces, stainless steel sink unit, built in oven and space for dishwasher. There is a window to the rear overlooking the garden and door giving access out.

Bedroom One
Generous double with built in storage cupboards and windows to the front aspect.

Bedroom Two
Good double with built in storage and window to the rear overlooking the garden.

Shower Room
Walk in double shower enclosure with electric shower and fully tiled surround. WC, wash basin, tiled flooring and frosted window to rear aspect plus airing cupboard.

Outside
At the front of the property is a small patio area with wood store and path to the front door. At the rear of the home is the parking spaces and single garage. Gated access leads into the rear garden which is mainly laid to lawn with mature beds.





There are steps down to a patio area which benefits from a partially covered area, ideal for use all year round. All of the residents of Muzzle Patch benefit from the shared use and access to a 2 acre field and green space just a short walk from the property.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from it own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material Information

Tenure: Freehold
Council tax band: C
Local authority and rates: Forest of Dean District Council, £1,908.45 24/25
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Warm roof fitted in 2021 with 20 year guarantee
Broadband speed: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE(Limited), Three(Limited)
Every property at Muzzle Patch pay a sum of approx. £220 per annum to cover general maintenance costs for the up keep of the area and use of the large communal green for recreational use.
Agents note: Photos used are historic





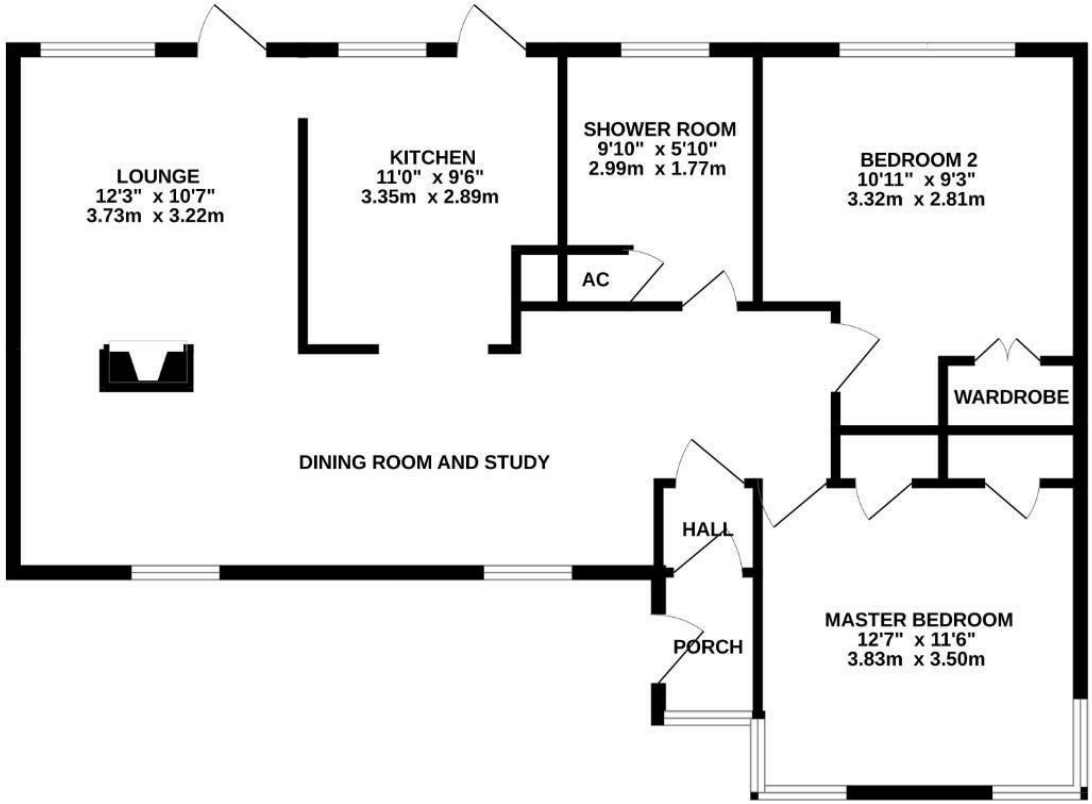








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

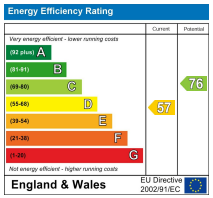
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

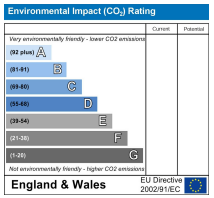
naea | propertymark PROTECTED

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





naylor powell


ITALIAN CIRQUE
St GEORGE