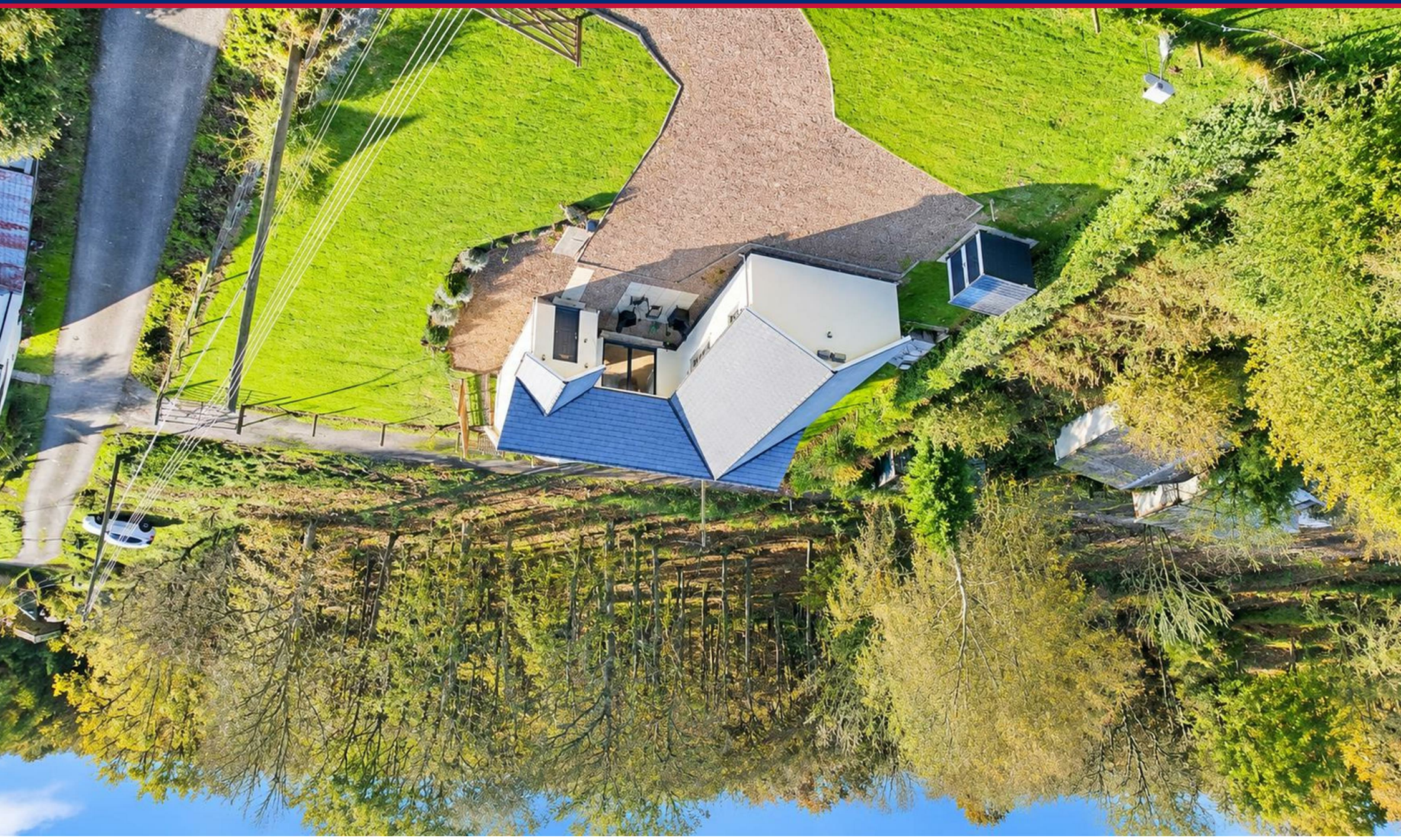
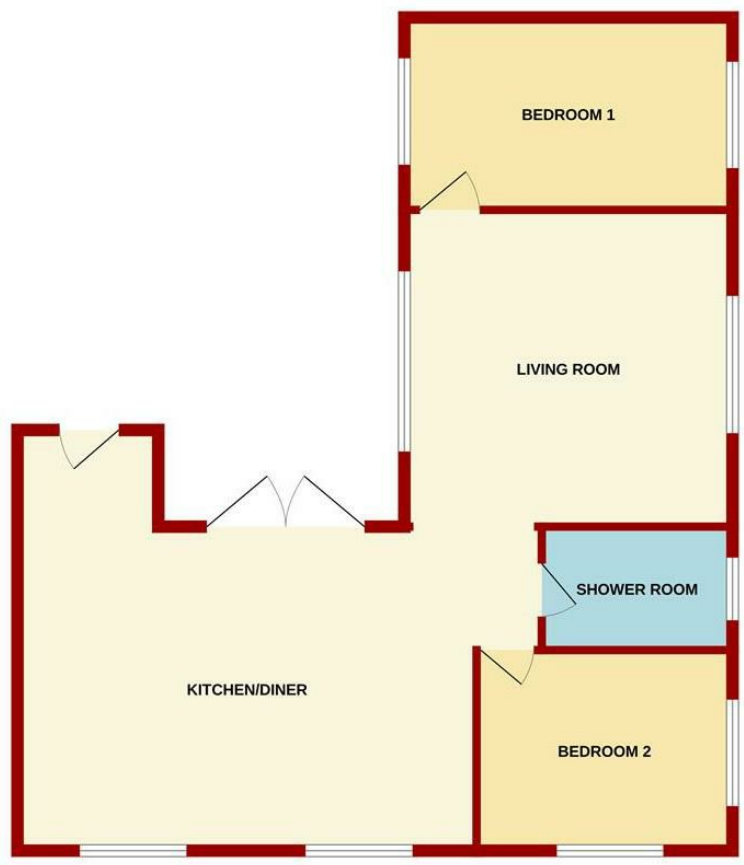
STEVE GOOCH
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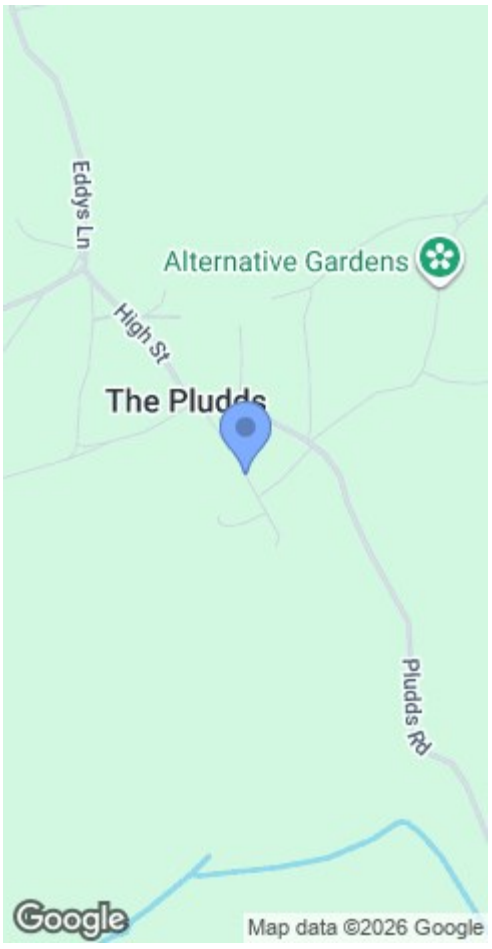
The Bungalow Royal Oak Road
Ruardean GL17 9UG

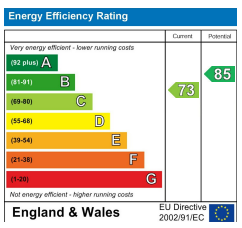


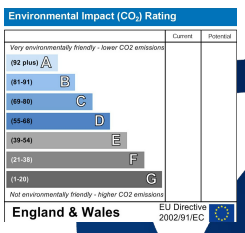
GROUND FLOOR



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.
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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.

Guide Price £343,000

A SPACIOUS TWO-BEDROOM DETACHED BUNGALOW offering LIGHT and AIRY accommodation, built in 2022 and offered with HOLIDAY-LET USE ONLY and FULLY FURNISHED. Tucked away in the HIGHLY REGARDED and TRANQUIL hamlet of THE PLUDDS, it enjoys an IDYLLIC SETTING with OPEN WOODLAND on the doorstep attracting dog walkers, hikers and cyclists alike, an EXCEPTIONALLY RARE OPPORTUNITY in a superb location. The current owners will be passing on a VERY SUCCESSFUL, HIGHLY RATED BUSINESS.

The property benefits from a 21' KITCHEN/DINER, 15' LIVING ROOM, TWO DOUBLE BEDROOMS, a GATED DRIVEWAY suitable for parking up to three vehicles and LAWNED GARDENS where views of the SURROUNDING WOODLAND can be enjoyed. Note- An adjoining paddock of approx. one acre is available to purchase at an additional cost.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.















The property is approached via a composite door that leads into the kitchen/diner.

KITCHEN/DINER
21'06 x 15'03 (6.55m x 4.65m)
A spacious, light and airy room comprising a fully fitted kitchen with base and wall mounted units having granite effect laminate worktops, inset 1.5 bowl sink unit with drainer, space for a fridge/freezer, radiators, French doors lead out to the gravelled seating area to the rear of the property. The two windows to front aspect provide beautiful woodland views. Doors lead off to bedroom two and the shower room. An opening leads through to;

LIVING ROOM
15'05 x 14'10 (4.70m x 4.52m)
With dual aspect windows overlooking the gardens, tv point, phone point, radiators, laminate wood flooring, door leads into;

BEDROOM ONE
14'11 x 9'00 (4.55m x 2.74m)
A good sized double room, radiator, dual aspect windows with outlook over the gardens.

BEDROOM TWO
12'00 x 9'05 (3.66m x 2.87m)
A further double/twin room with, radiator, dual aspect windows with outlook towards woodland.

SHOWER ROOM
8'01 x 5'09 (2.46m x 1.75m)
Walk-in shower cubicle with overhead rainfall shower and tiled surround, close coupled w.c, vanity handbasin with tiled splashbacks, heated towel rail, window to side aspect.

OUTSIDE
The bungalow sits within wraparound lawned gardens—ideal for children and pets. A five-bar gate opens to a private, gravelled driveway with parking for up to three vehicles. From the kitchen/dining room, French doors lead to a seating terrace perfect for relaxing and enjoying pleasant views over fields and woodland.

DIRECTIONS
What3Words/// highlighted.bunk.glue- From Mitcheldean follow the A4136 in the direction of Coleford and Monmouth continuing straight on at the Nailbridge traffic lights. Continue along for approximately two miles in to the hamlet of Brierley taking the second right turning in to Pludds Road. Continue along this road on to the High Street, then take the first left in to Royal Oak Road where the property can be found on the left hand side.

AGENTS NOTE
The property only has permission for holiday let use and may be liable for business rates.

SERVICES
Mains water and electricity, septic tank, oil. Fibre broadband in the road.

WATER RATES
Severn Trent- Rates TBC

LOCAL AUTHORITY
Business Rates.
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Advised as 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)