



Old Dairy Way
Netherend, Lydney, GL15 6NN
Coming Soon

The Coberley is a spacious 4 double bedroom family home, downstairs the property offers a large kitchen/dining room with patio doors leading to the rear garden, whilst upstairs the property boasts the master bedroom being ensuite with a walk in dressing room. There are 3 further double bedrooms ideal for the growing family and a bathroom that has a bath and a separate shower cubicle. The property boasts a double garage & off road parking.

A development of thirty-six 2, 3 and 4 bedroom homes in the village of Woolaston in the Forest of Dean. Woolaston lies approximately 5 miles from Chepstow, making it a great place to commute to the likes of Bristol, and is surrounded by woodland and agricultural land.

Area Map



Floor Plan

THE COBERLEY

FLOOR PLAN

ROOM	IMPERIAL / ' "	METRIC / mm
Living Room	11' 10" x 19' 1"	3610 x 5910mm
Kitchen/ Dining	14' 10" x 17' 6"	4510 x 5342mm
Study	11' 8" x 8' 1"	3562 x 2468mm
Utility	10' 11" x 5' 8"	3312 x 1725mm

ROOM	IMPERIAL / ' "	METRIC / mm
Bedroom 1	14' 10" x 9' 11"	4510 x 3016mm
Bedroom 2	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 3	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 4	11' 5" x 8' 1"	3472 x 2455mm
Bathroom	6' 3" x 6' 6"	2559 x 1986mm
En-Suite	6' 2" x 6' 6"	1880 x 1986mm
Dressing	4' 11" x 6' 6"	1504 x 1986mm

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

THE COBERLEY

FLOOR PLAN

ROOM	IMPERIAL / ' "	METRIC / mm
Living Room	11' 10" x 19' 1"	3610 x 5910mm
Kitchen/ Dining	14' 10" x 17' 6"	4510 x 5342mm
Study	11' 8" x 8' 1"	3562 x 2468mm
Utility	10' 11" x 5' 8"	3312 x 1725mm

ROOM	IMPERIAL / ' "	METRIC / mm
Bedroom 1	14' 10" x 9' 11"	4510 x 3016mm
Bedroom 2	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 3	12' 0" x 9' 5"	3662 x 2861mm
Bedroom 4	11' 5" x 8' 1"	3472 x 2455mm
Bathroom	6' 3" x 6' 6"	2559 x 1986mm
En-Suite	6' 2" x 6' 6"	1880 x 1986mm
Dressing	4' 11" x 6' 6"	1504 x 1986mm

Energy Efficiency Graph

