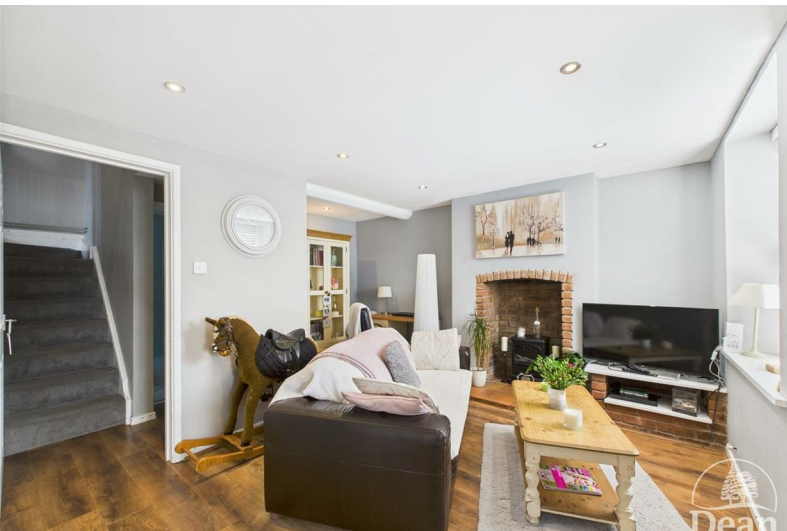




## Tanglewood New Road

Blakeney, GL15 4DF

£299,950



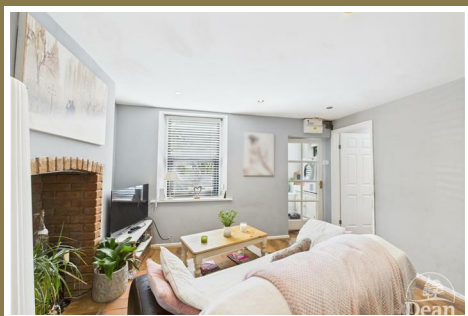


\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to present this semi detached cottage to the market.

The cottage offers three sizeable bedrooms with a large family bathroom to the first floor. The ground floor benefits from an entrance porch, cozy lounge, separate dining room and storage filled kitchen.

To the outside of the property is a low maintenance patio area to the rear which is raised from the track making is quiet and private, to the front of the property is low maintenance with a laid to lawn section and feature tree, the front of the property holds the oil tank for easy access.

The property is located a short distance from the village of Blakeney where you are just a short distance from the booming town of Lydney where you will find additional amenities such as supermarkets, doctor and dental surgeries and more independent shops and cafes as well as the train station.



#### Entrance Porch:

5'4" x 7'2" (1.63m x 2.19m)

UPVC window to side and rear aspect, spot lights and power, door to the lounge.

#### Lounge:

13'8" x 12'4" (4.19m x 3.78m)

Spot lights, power, window to the front aspect, door to the kitchen and dining room, feature open fireplace, TV point, radiator.

#### Kitchen:

7'9" x 12'0" (2.38m x 3.67m)

Spot lights, door to the side access, side aspect window, integrated fridge, space for an oven, space for a washing machine, extractor fan, sink and drainer unit, base and eye level units.

#### Dining Room:

10'5" x 8'4" (3.18m x 2.56m)

Open feature fireplace, window to front aspect, two radiators, spot light and power, steps down to the kitchen.

#### Shower Room:

5'2" x 8'7" (1.58m x 2.62m)

Heated towel rail, wash hand basin, window, W.C, large electric shower cubicle, extractor fan, spot lights.

#### First Floor Landing:

3'2" x 9'1" (0.97m x 2.77m)

Door to the bathroom and three bedrooms, power and spotlights, thermostat.

#### Bedroom One:

10'9" x 12'5" (3.28m x 3.80m)

Large window, spot lights and power, radiator.

#### Bedroom Two:

8'7" x 8'5" (2.64m x 2.59m)

Built in storage, storage holding the water tank, large window, spot lights and power, radiator, loft hatch.

#### Bedroom Three:

8'0" x 9'3" (2.46m x 2.83m)

Window to front aspect, power and spotlights, radiator.

#### Bathroom:

8'0" x 5'8" (2.44m x 1.75m)

Wash hand basin, bath with shower head, window, heated towel rail, W.C, storage, spotlights, extractor fan.

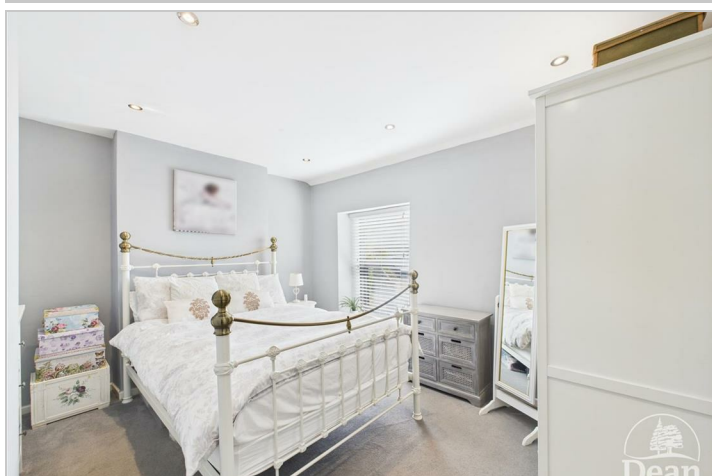
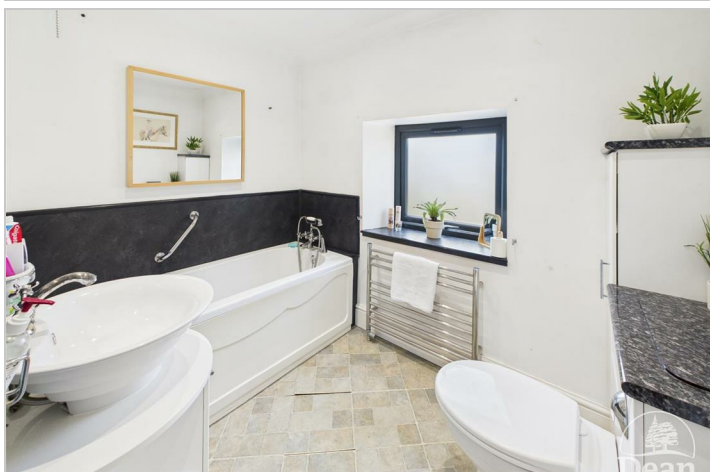
#### Store Room:

a large storage room under the property with external access door.

#### Outside:

To the front of the property is a patio area with a laid to lawn section and a central mature tree, secured by a stone wall and fenced boundary. The oil tank is also to the front of the property.

To the rear of the property is low maintenance patio garden that is raised up from the lane increasing privacy.



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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 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 at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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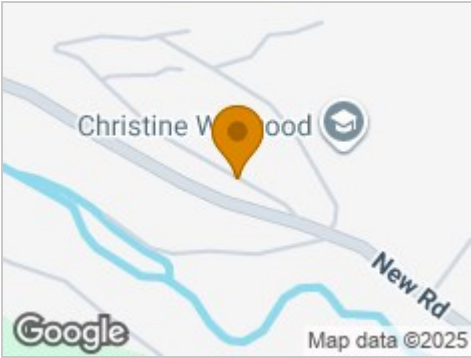
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

813 ft<sup>2</sup>  
75.5 m<sup>2</sup>

**Balconies and terraces**

223 ft<sup>2</sup>  
20.7 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

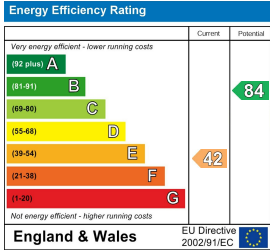
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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