



## Follydene, High Street

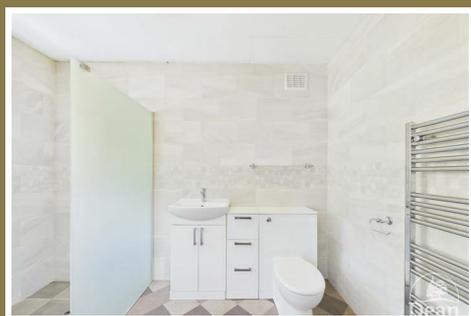
Clearwell, Coleford, Gloucestershire, GL16 8JS

£399,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this well presented property with NO ONWARD CHAIN situated in the sought after village of Clearwell. The property sits on a large plot with wraparound gardens, there is a garage and large storage room, the sloping garden is a gorgeous suntrap & blank canvas to create the garden you desire. Inside all the rooms are fantastic sizes with two reception rooms to include a lounge and dining room, there are three bright & airy bedrooms, the kitchen has plenty of storage with a separate utility room and there are two modern shower rooms.

The pretty village of Clearwell has many amenities to include a fabulous hotel & restaurant, primary school & two public houses. The nearby town of Coleford has many more facilities to include supermarkets, independent cafes & shops, doctors surgeries, pharmacies & schools.



Approached via UPVC double glazed door into:

#### Entrance Hallway:

16'11" x 5'4" (5.16m x 1.63m)

Double panelled radiator, smoke alarm, loft access, BT point, storage cupboard housing hot water tank, doors to lounge, kitchen, all bedrooms and shower room.

#### Lounge:

15'9" x 11'9" (4.81m x 3.60m)

UPVC double glazed window, electric fire, double panelled radiator, power & lighting.

#### Bedroom One:

10'10" x 10'9" (3.32m x 3.29m)

UPVC double glazed window, double panelled radiator, power & lighting.

#### Bedroom Two:

10'11" x 9'10" (3.34m x 3.01m)

UPVC double glazed window, double panelled radiator, power & lighting.

#### Bedroom Three:

11'0" x 8'2" (3.36m x 2.50m)

UPVC double glazed window, double panelled radiator, power & lighting.

#### Shower Room:

7'5" x 5'4" (2.27m x 1.64m)

Double shower cubicle, vanity sink & W.C. unit, heated towel rail, fully tiled, UPVC double glazed frosted window, lighting.

#### Kitchen:

12'0" x 12'0" (3.67m x 3.66m)

A modern kitchen comprising of a range of base, wall and drawer units, Neff single oven, Rayburn, UPVC double glazed windows, power & lighting, door to utility room.

#### Utility Room:

9'11" x 8'11" (3.04m x 2.73m)

Base units with worktop, stainless steel sink drainer unit, double panelled radiator, UPVC double glazed window & door, door into dining room & shower room.

#### Dining Room:

14'11" x 13'10" (4.57m x 4.22m)

UPVC double glazed window, double panelled radiator, tv point, power & lighting.

#### Shower Room:

10'0" x 5'8" (3.05m x 1.74m)

Walk in shower, vanity sink & W.C. unit, heated towel rail, fully tiled, UPVC double glazed frosted window, lighting.

**Garage:**  
19'6" x 11'1" (5.96m x 3.38m)  
Up & over door, power.

**Storage Room:**  
16'2" x 8'9" (4.93m x 2.69m)

**Outside:**  
The property is approached via gated access onto a driveway with ample parking, the front garden is mainly laid to lawn with some attractive trees, bushes and shrubs. The property is accessed via some steps leading to the front door and the garage is on the lower level, there is another gate

on the opposite side of the plot with more parking. Access to the rear garden is available on both sides with one side having a path to access the storage room. The rear garden is mainly lawned with a sunny patio area with space for seating, the property overlooks fields to the rear with countryside views.



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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



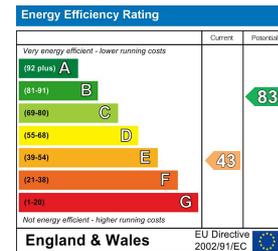
## Floor Plan



## 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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