



Plot 12, Old Elm Rise, Longhope, GL17 0LH

£475,000

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**\*\*\*SHOWHOME OPEN EVERYDAY 10AM UNTIL 4PM- CALL 01594 835751 TO RESERVE YOUR VIEWING\*\*\***

Located on the outskirts of the semi-rural village of Longhope is this collection of mostly detached homes.

Old Elm Rise is a contemporary, new development of 23 properties comprising of a blend of mostly detached homes with some semi-detached homes. Local developer Bell Homes has quality properties ready for viewing to include a choice of a three bedroom semi-detached houses, three bedroom detached houses and a choice of four bedroom dwellings each occupying desirable plots, the immaculately presented show home is available for viewings 7 days a week.

These super new homes are both contemporary in style and practical for all manner of buyers, the development blends well into the fabric of Longhope with its historic church and buildings and of course the natural beauty of the surrounding Forest of Dean landscape.

Old Elm Rise is a perfect retreat for those who appreciate modern design and want to immerse themselves in the beauty of the Forest.

Viewings: All arranged and appointed through Dean Estate Agents – 01594 835751. Viewing availability via appointment 7 days a week.



Approached via composite front door into:

Entrance Hallway:

Doors to cloakroom, lounge, kitchen/dining room and utility room, stairs to first floor.

Cloakroom:

5'8" x 2'11" (1.74m x 0.89m)

UPVC double glazed window to front aspect.

Lounge:

19'3" x 11'2" (5.88m x 3.42m)

Dual aspect with UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear garden.

Kitchen/Dining Room:

23'9" x 12'0" (7.24m x 3.67m)

UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden.

Utility Room:

6'11" x 5'8" (2.11m x 1.73m)

Side aspect UPVC double glazed door.

First Floor Landing:

16'6" x 6'1" (5.03m x 1.86m)

Doors to all bedrooms and bathroom.

Bedroom One:

12'2" x 10'1" (3.71m x 3.08m)

UPVC double glazed window to rear aspect, door to dressing room with further door to the en-suite shower room.

Dressing Room:

7'9" x 4'11" (2.37m x 1.52m)

Door to en-suite.

En-Suite Shower Room:

7'9" x 3'10" (2.37m x 1.18m)

UPVC double glazed window to side aspect.

Bedroom Two:

11'5" x 9'6" (3.50m x 2.91m)

UPVC double glazed window to side aspect.

Bedroom Three:

11'5" x 9'6" (3.49m x 2.91m)

UPVC double glazed window to front aspect.

Bedroom Four:

9'10" x 7'9" (3.02m x 2.38m)

UPVC double glazed window to front aspect.





Family Bathroom:  
UPVC double glazed window to front aspect.

8'11" x 5'11" (2.72m x 1.81m)

Garage:  
Up and over door.

Outside:

To the front of the property there is block paved driveway leading to the garage, there are attractive borders at the front of the property and side access to the rear garden. The rear garden has a patio area with space for seating and is enclosed with fencing.

Agents Note:

As common with most new developments, there is a development annual service charge of an estimated £425.00 per annum, payable by each property owner, per property. This covers the upkeep and repair of any communal areas such as the park.

Gas is supplied via Calor Gas tanks located underground on site, the contract price we believe runs for each 2 year period.

Further details on the above upon viewing.

Further Note:

Internal photos & virtual tour are from the show home (plot 1) and do not represent the present image of the property.



## Specifications

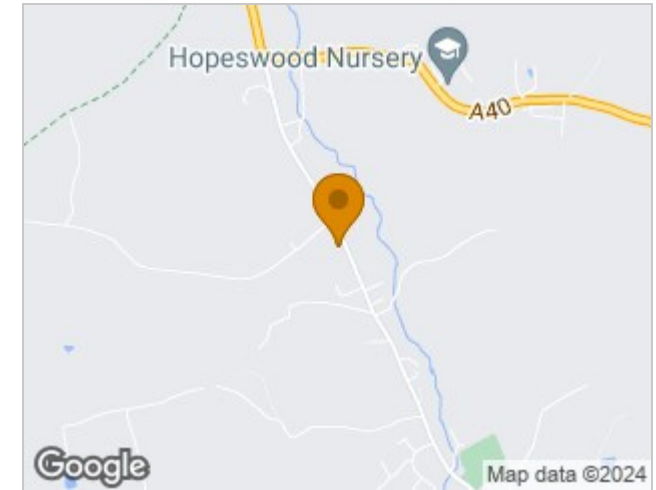
- SHOWHOME OPEN DAILY - CALL 01594 835751 TO RESERVE YOUR VIEWING
- Choice of Kitchens & Laminate Worktops
- Breakfast Bar to Kitchen
- Choice of Wall Tiles & Floor Tiles to Kitchen & Bathrooms
- Separate Utility Room with Stainless Steel Single Bowl Sink & Tap
- AEG Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- AEG Full Height Integrated Fridge/Freezer
- Walk In Dressing Room & En-Suite to Bedroom One with Mira Shower Enclosure
- Family Bathroom with Separate Shower Cubicle & Geberit Sanitaryware
- Worcester Bosch Energy Efficient Gas Boiler
- Large Open Plan Kitchen/Dining/Family Room with French Doors to Rear Garden
- Chrome Towel Radiator to Bathroom & En-Suite
- Downstairs Cloakroom
- Oak Cottage Doors with Chrome Ironmongery
- Choice of Carpets
- Wiring for Alarm System
- Electric Car Charging Point
- External Tap (Below kitchen window unless otherwise stated)
- Landscaped Front Garden
- Single Garage with Additional Parking
- 10 Year LABC Structural Guarantee
- Great Location in Popular Village



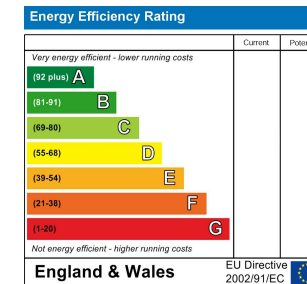
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

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Tenanted Properties – 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.

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