



23 Mushet Place

Coleford, Gloucestershire, GL16 8HS

£400,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are excited to offer to the market this stunning bungalow located at the end of a cul-de-sac within walking distance to the town centre. The private, super plot has many benefits to include ample off road parking for several vehicles, garage and beautiful large rear garden with an orchard. The modern accommodation comprises of entrance hallway leading to spacious kitchen/diner, bright and airy lounge, three bedrooms, separate utility room, bathroom and shower room. The immaculately presented home has been renovated and modernised to create a better living space and more useable rooms. Viewings are a must!

The detached bungalow is situated within walking distance of Coleford town centre where there are many amenities to include supermarkets, doctors surgeries, independent shops and cafes, a cinema and a library.



Approached via UPVC double glazed front door into:

Entrance Porch:

5'6" x 5'5" (1.69m x 1.67m)

Double glazed UPVC window, light. double glazed composite door with frosted window into entrance hallway.

Entrance Hallway:

Double panelled radiator, power and lighting, doors to lounge/diner, kitchen, all bedrooms, bathroom and utility room, built in storage cupboard.

Lounge:

16'6" x 13'9" (5.03m x 4.20m)

UPVC double glazed window to front aspect, double panelled radiator, power and lighting.

Kitchen/Diner:

22'0" x 7'10" (6.73m x 2.41m)

Kitchen Area:

Galley style kitchen with a range of wall units, base units and drawers, space for wine cooler, space for fridge/freezer, eye level double oven, stainless steel sink with drainer, integrated dishwasher, UPVC double glazed door to rear garden, gas fired boiler, power & lighting.

Dining Area:

Wi-Fi point, power and lighting, double panelled radiator, UPVC double glazed window to front aspect.

Bedroom One:

12'2" x 10'11" (3.73m x 3.34m)

Double panelled radiator, UPVC double glazed window, power and lighting.

Bedroom Two:

12'2" x 11'4" (3.72m x 3.47m)

Double panelled radiator, UPVC double glazed window to side aspect, power and lighting, door to shower room.

Bedroom Three:

Double panelled radiator, two UPVC double glazed windows to rear aspect, power and lighting, UPVC double glazed window to rear aspect.

Bathroom:

6'2" x 5'4" (1.89m x 1.64m)

Panelled bath, W.C., wash hand basin, storage cupboard with mirror, heated towel rail, UPVC double glazed frosted window to rear aspect.

Utility Room:

9'10" x 5'6" (3.01m x 1.68m)

Space and plumbing for washing machine & tumble drier, UPVC double glazed window to rear aspect, shelving, double panelled radiator, power and lighting, UPVC double glazed door to garden, door to shower room.

Shower Room:

5'7" x 5'6" (1.71m x 1.69m)

Double shower cubicle with rainfall shower head and handheld attachment, W.C., hand wash basin, heated towel rail, UPVC frosted double glazed window to rear aspect.

Outside:

Situated in the corner of a cul de sac the property feels very private and away from the hustle and bustle of the town. The front garden is outlined with a picket fence and has raised borders with flowers and mature

shrubs. There is ample off road parking to the side for three/four vehicles on the driveway leading to the garage. There is storage for your dustbins to the side of the bungalow.

The rear garden is very private and is fenced all around, there is a large patio area with space for seating, lawned areas, an orchard with a bramley apple tree, brayburn apple trees, one golden plum tree, one victors plum tree and one cherry tree, gooseberry bushes, strawberry plants and raspberries plants, there are some borders with mature shrubs and bushes, a beautiful garden which blossoms year round.

Garage:
16'6" x 8'10" (5.03m x 2.71m)

Power and lighting, laminate flooring, two pull open UPVC doors.

Bar:
8'11" x 8'11" (2.73m x 2.72m)

To the rear of the garage there is an area the current vendor uses as a outdoor bar with power and lighting, laminate flooring, UPVC door to rear garden.



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.

Road Map



Hybrid Map



Terrain Map



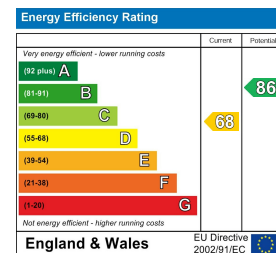
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.