



Forest Lea, Coopers Road

Christchurch, Coleford, GL16 7AP

£120,000



Situated on the peaceful and highly regarded Forest Lea Park in Christchurch, near Coleford, this beautifully presented two-bedroom park home offers spacious and comfortable accommodation in a tranquil countryside setting. Occupying a generous plot within an exclusive development of just eight homes, all benefiting from 12-month residential occupancy, the property is ideal for those seeking a relaxed lifestyle surrounded by nature.

Internally, the home is presented in fantastic condition throughout and offers well-proportioned living accommodation. A spacious lounge flows seamlessly into an open-plan dining area, creating an inviting space for both everyday living and entertaining. The dining area leads through to a large, well-equipped kitchen, providing ample worktop and storage space.

There are two generous double bedrooms, both benefiting from built-in wardrobes, while the recently updated bathroom features a contemporary suite with a stylish walk-in shower.

Externally, the property enjoys attractive wrap-around gardens filled with an abundance of mature shrubs and established planting, creating a colourful and private outdoor environment. A pleasant patio area provides the perfect spot to sit and enjoy the far-reaching views across the adjoining fields and surrounding countryside.



Approached via UPVC double glazed front door into:

Entrance Porch:

4'9" x 3'10" (1.47m x 1.19m)

UPVC double glazed window to side aspect, storage cupboard, power & lighting, door to lounge.

Lounge:

15'4" x 13'7" (4.68m x 4.16m)

Three UPVC double glazed windows, gas fireplace, power & lighting, radiator, TV point, opening to dining room.

Dining Room:

9'9" x 7'6" (2.98m x 2.30m)

Doors to kitchen & inner hallway, UPVC double glazed window to side aspect, radiator.

Kitchen:

9'9" x 9'6" (2.99m x 2.90m)

A range of wall units & base units, UPVC double glazed window to side aspect, stainless steel sink with integrated drainer unit, space & plumbing for

washing machine, space & plumbing for dishwasher, space for fridge/freezer, gas hob & oven, extractor hood above, radiator, storage cupboard housing the boiler, door to rear garden, power & lighting.

Inner Hallway:

5'5" x 3'1" (1.67m x 0.96m)

Doors to bedrooms & bathroom, lighting, smoke alarm.

Bedroom One:

11'4" x 9'5" (3.46m x 2.89m)

Built in wardrobe spaces with a variety of hanging rails and shelves with a vanity mirror in the middle, UPVC double glazed window to side aspect, radiator, power & lighting.

Bedroom Two:

9'6" x 7'11" (2.90m x 2.43m)

Built in wardrobe spaces with a variety of hanging rails and shelves with a vanity mirror in the middle, UPVC double glazed window to rear aspect, power & lighting, radiator.

Bathroom:

6'6" x 5'7" (1.99m x 1.71m)

Walk in electric shower, UPVC double glazed frosted window, W.C., hand wash basin, storage cupboard, radiator, lighting.

Outside:

The property benefits from a wraparound garden filled with mature shrubs & flowers, there is a garden shed and a patio area overlooking the fields.



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



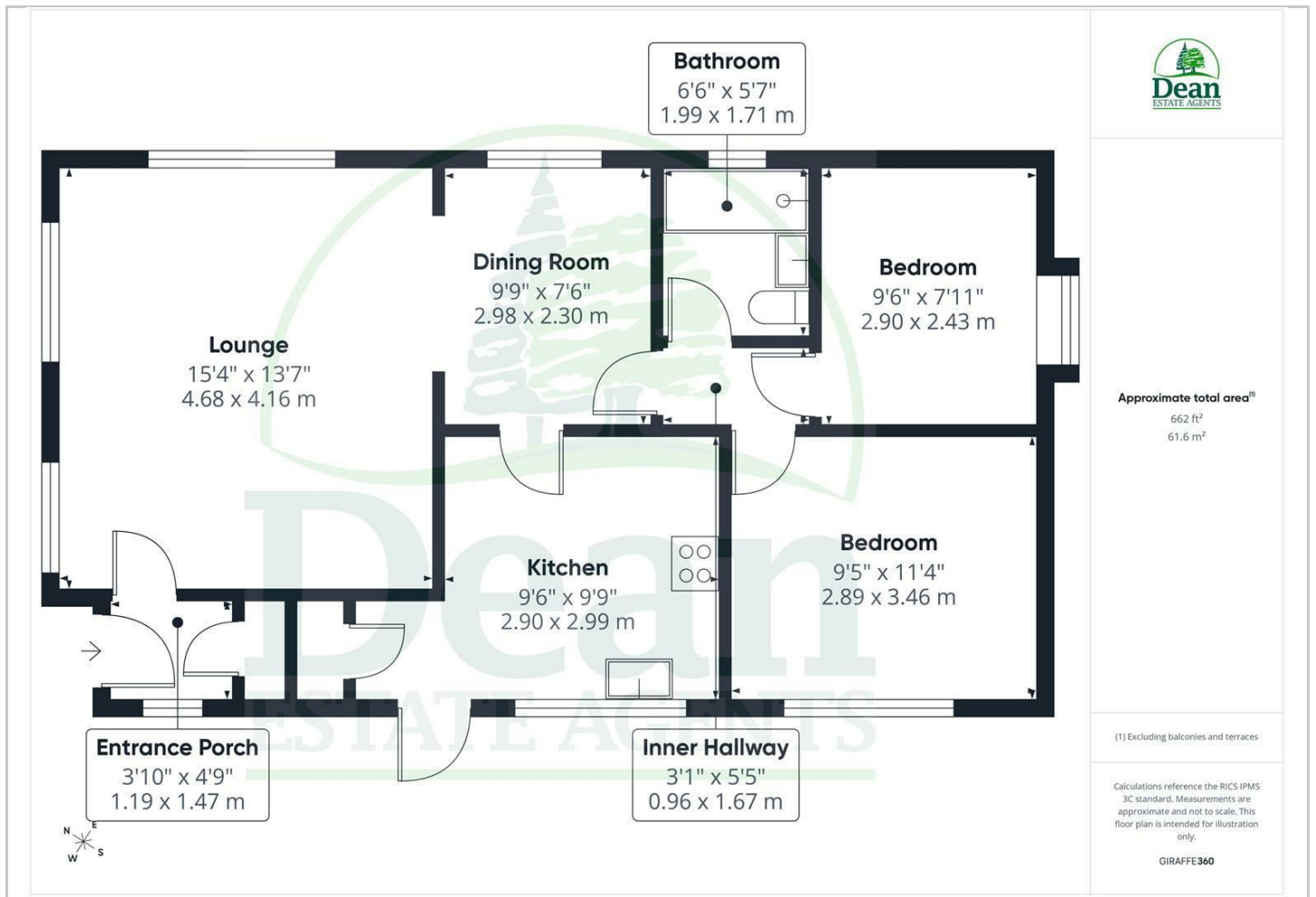
Hybrid Map



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.