



Tel: 01242 676767

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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

3, Coombe Mead
Woodmancote GL52 9TR

£489,950



FOR SALE

Set in an attractive location within a quiet cul-de-sac with lovely views to Cleeve Hill, is this substantial stone built three bedroom detached bungalow. The spacious well planned living accommodation features three good size bedrooms, large lounge/dining room, kitchen/breakfast room and bathroom. To the exterior there are mature enclosed gardens and a driveway for three vehicles which leads to a detached garage. * Prompt viewing is recommended *

Entrance hall with trap to loft space, built-in airing cupboard and doors to lounge/dining room, kitchen/breakfast room, bathroom, and bedrooms one, two and three. Lounge/dining room: window with views to Cleeve Hill, wall mounted contemporary electric fire. Kitchen/breakfast room: window and door to patio and rear garden, fitted with a range of eye and base level storage units, electric cooker point, space and plumbing for washing machine and appliance space and pull-down breakfast table. Separate toilet with modern white suite. Bathroom: window to rear aspect, comprising bath with tiled splashbacks and wash hand basin. Bedroom one: window to rear garden. Bedroom two: window to front aspect with views to Cleeve hill. Bedroom three: window to front aspect with views to Cleeve hill.

Exterior: front garden being laid to lawn and well stocked with various trees and flowers and shrub borders. driveway offering hardstanding for three vehicles leads to a detached garage. Gated access to rear garden. Rear garden: attractive enclosed garden benefiting from two patio areas being laid to lawn and well stocked with flower and shrub borders.

Garage: 16' 9 x 8' 9







Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	