

18 Careys Mead

Coleford, BA3 5NR

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£265,000 Freehold

A detached bungalow, situated in a cul-de-sac location within this popular Mendip village, with good level access to the village shops and Medical Centre. Good sized south facing rear garden. Garage and driveway parking. Requiring updating & improvements. OFFERED FOR SALE WITH NO ONWARD CHAIN.

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ACCOMMODATION

Part-obscure glazed PVCu double glazed front entrance door to:

ENTRANCE HALL

Telephone point, radiator, large walk-in storage cupboard with wall-mounted cupboard & shelving, further built-in storage cupboard providing hanging rail & shelving, doors off to Bedrooms, Shower Room and:

LOUNGE/DINING ROOM 14'2" x 11'2" (4.32m x 3.40m)

PVCu double glazed window to front, double radiator, two TV points, wall-mounted heating thermostat, recess fireplace with fitted gas-fired stove over a tiled hearth with wooden mantle, door to:

KITCHEN 11'2" x 8'11" (3.40m x 2.72m)

Range of fitted wall & base units with inset stainless steel sink & drainer with mixer tap over, space for electric cooker, space & plumbing for washing machine, space for upright fridge/freezer, tiled flooring, part-tiled surrounds, wall-mounted Baxi combination gas boiler, wall cupboard housing electricity fuse box, PVCu double glazed window to rear, part-glazed PVCu double glazed door to:

SIDE PORCH

Window to side, door to outside to Covered Porch area, opening to:

CONSERVATORY

Double doors to rear garden, glazed panels to two sides.

BEDROOM ONE 11'9" x 8'8" plus door recess (3.58m x 2.64m)

Measured to the front of a large built-in wardrobe with double doors and comprising hanging rail & shelving, radiator, telephone point, PVCu double glazed window to rear.

BEDROOM TWO 11'2" x 7'3" plus door recess (3.40m x 2.21m)

Door to built-in cupboard comprising hanging rail & shelving, radiator, PVCu

double glazed window to front.

SHOWER ROOM 8'2" x 8'2" (2.49m x 2.49m)

White suite comprising low level WC with hand rails either side, pedestal wash hand basin, walk-in shower enclosure, radiator, part-tiled surrounds, two wall-mounted bathroom cabinets, door to built-in cupboard with radiator & shelving, access to part-boarded loft space with lighting & ladder, obscure PVCu double glazed window to rear.

OUTSIDE

FRONT

The front garden is open plan and is mainly laid to lawn with gravelled borders, pathway to front entrance, driveway providing off-road parking and leading to:

GARAGE

Double doors to front, power & light, electric fuse box, wall-mounted cupboard & shelving, pedestrian door to rear garden.

REAR

The good sized south facing rear garden comprises a lawned area, paved patio areas, vegetable growing area, wooden garden shed, aluminium greenhouse, wooden summer house, outside tap, established trees & shrubs, and flower beds.

Council Tax Band 'C' - Mendip District Council

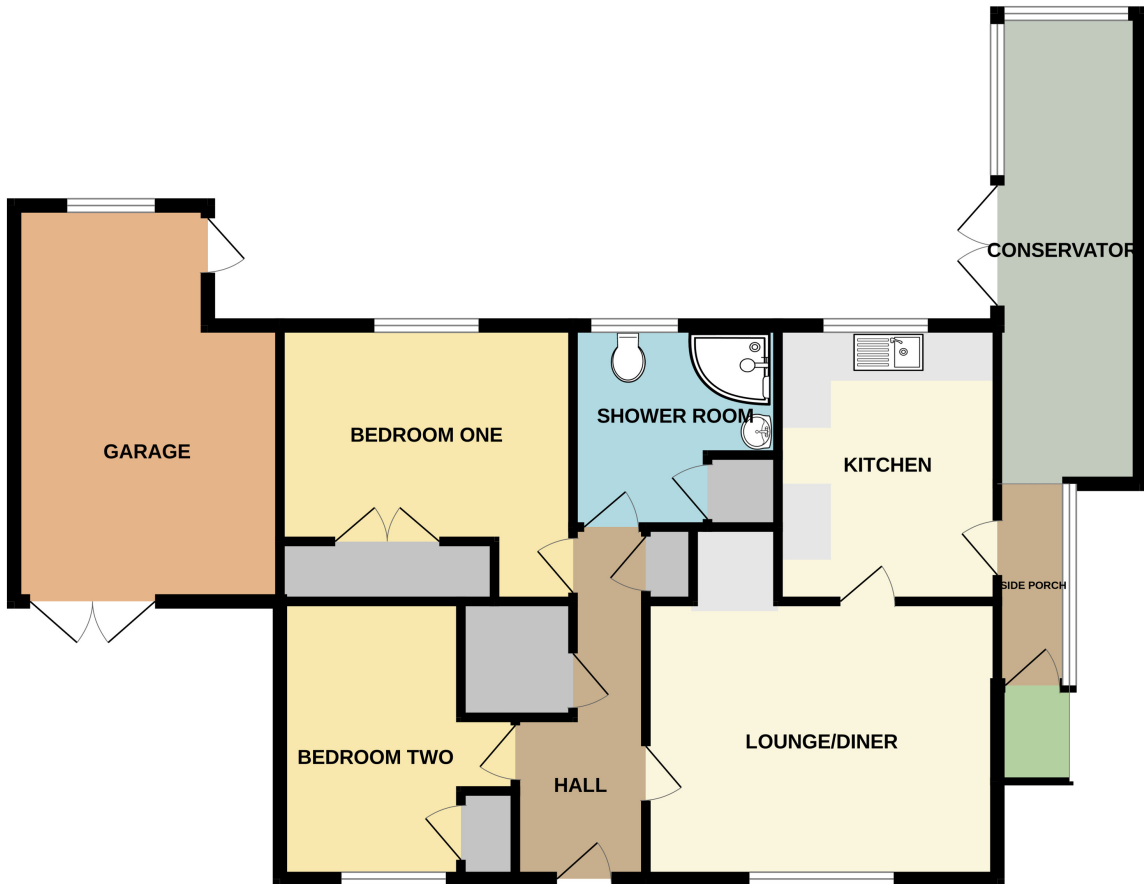
LOCATION

Coleford is a large village situated on the Mells River in the Mendip Hills, five miles west of Frome. The village itself benefits from a Co-Op convenience store, doctors surgery, primary school, pharmacy, a village pub, and a British Legion Social Club.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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