



7 Town Farm Road, Newent GL18 1TT
£355,000



7 Town Farm Road, Newent GL18 1TT

• Four bedroom detached family home • Popular market town location • Driveway and garage • Envious cul-de-sac location overlooking neighbouring green area • EPC B84 • Forest of Dean District Council - Band E - £3,095.73 (2026/27)

£355,000



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

Living Room

Window to front aspect overlooking neighbouring green area.

Kitchen Dining Room

The recently installed kitchen provides ample storage in a range of floor and eye level units alongside integrated appliances to include fridge freezer, dishwasher, double oven, and four ring gas hob with extractor over. Further storage located in understairs cupboard. Window to rear aspect and doors to back garden.

Utility Room

Plumbing for washing machine and side door to rear garden.

Cloakroom

WC and wash hand basin.

Master Bedroom

Built in wardrobe with mirror doors. Window to front aspect.

Ensuite

White suite comprising WC, wash hand basin and shower cubicle.

Second Bedroom

Window to front aspect.

Third Bedroom

Window to rear aspect.

Forth Bedroom

Window to rear aspect.

Bathroom

White suite comprising WC, wash hand basin and bath.

Outside

The front of the property benefits from a lawned area alongside a driveway granting space for multiple vehicles. Further parking is located in the garage. Accessed via the side gate the generously sized rear garden offers both lawned and patio area.

Garage

Up and over door. Power and lighting.

Location

The market town of Newent sits 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. Served by three schools, doctors surgery, dentist, sports & leisure centre, excellent motorway links to the M50 & M5 alongside additional local amenities the town lends itself to those looking for an active community.

Material Information

Tenure: Freehold

Council tax band: E

Local Authority & rates: Forest of Dean District Council - £3,095.73 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: gas

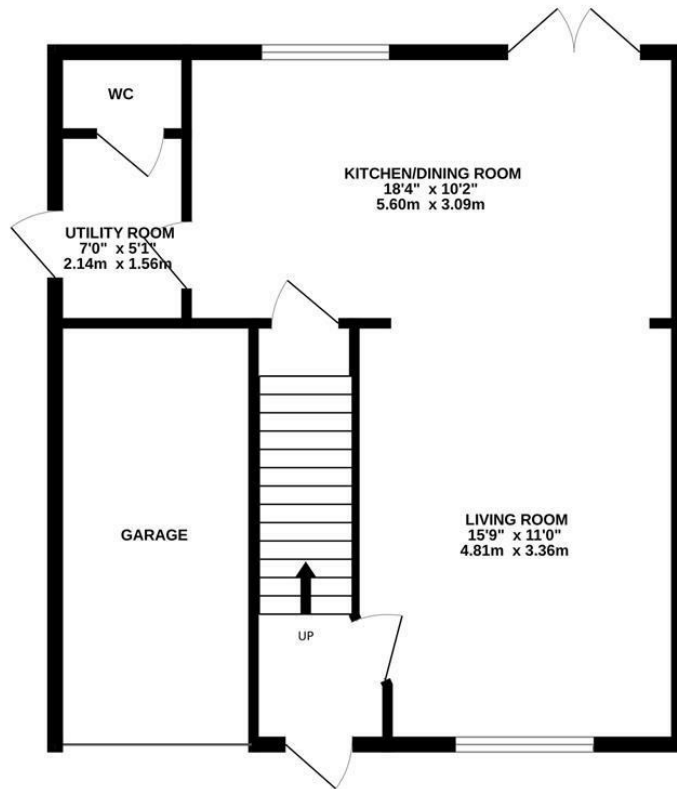
Broadband speed: Basic 17 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

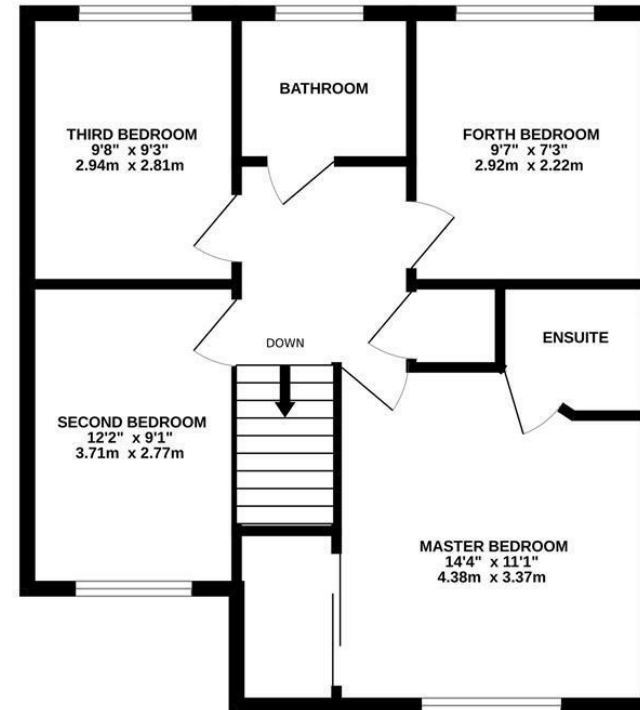
There will be a service charge of approximately £250 per annum to cover the communal green areas.



GROUND FLOOR



1ST 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.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

