



Muzzle Patch, Tibberton GL2 8EE

£185,000

np
naylor powell

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• Rarely available one bedroom bungalow • Backing onto unspoilt communal green • Off-road parking for two vehicles • Popular village location • Ideal first time or investment buy with potential return £825 PCM

£185,000

Entrance porch

Accessed via covered porch with door into the living room.

Living room

Dual aspect windows with one to the front aspect and one to the side. Sliding doors at the rear giving access and views over garden and the communal green area. The living room opens up into the kitchen area.

Kitchen

Base and wall mounted units with rolled edge work top, stainless steel sink unit and space for appliances. Rear aspect window with pleasant outlook over garden and green area.

Bedroom

Built in wardrobes and window to the front aspect.

Shower room

Suite comprising shower enclosure with electric shower unit, WC and wash basin. Window to rear aspect.

Outside

To the front of the property is a driveway with two

parking spaces. The rear garden is mainly laid to lawn with patio area off the sliding doors from living room. The property benefits from outlook over the communal green space and direct gated access into the field. The communal field which Muzzle Patch residents have access to enjoy measures approximately two acres.

Material information

Tenure: Freehold

Council tax band: B

Local Authority & rates: Forest of Dean District Council - £1748.58 (2025/26)

Electricity supply: mains

Water supply: mains

Sewerage: mains

Heating: Electric warm air

Broadband speed: Basic 18 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2

Every property at Muzzle Patch pay a sum of approx. £170 per annum to cover general maintenance costs for the up keep of the area and use of the large communal green for recreational use.



1 High Street, Newent, GL18 1AN

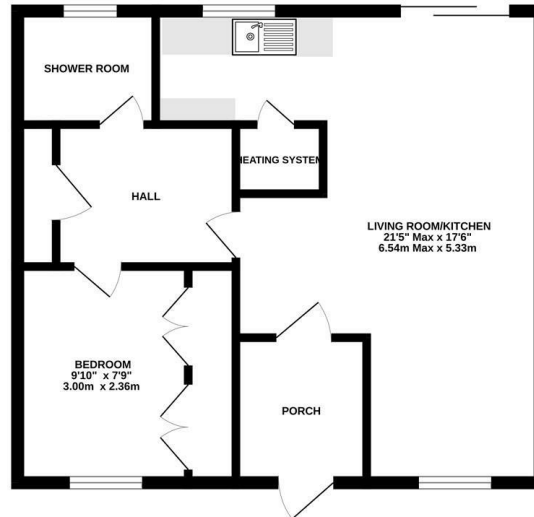
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GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and all 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 purchaser is advised to verify all measurements and to obtain a professional valuation as to their suitability or efficiency can be given. Made with Hergate 12/2023

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