



5 Town Farm Road, Newent GL18 1TT
£259,950



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- Three bedroom family home
- Parking for two vehicles
- Private rear garden
- Located in the market town of Newent
- Ideal first time or investment buy
- Council tax band C - £2,146.81 (2025/26)
- EPC B84

£259,950

Entrance Hall

Handy space for shoes and coats and door into living room.

Living Room

Generously sized living room with attractive panelled feature wall, window to the front aspect of the property with pleasant outlook over green area and an entrance leading into the inner hallway.

Kitchen / Dining Room

Kitchen / Dining room to include white tiling throughout and French doors leading out to the rear garden. The well appointed kitchen boasts a range of floor and eye level units along with integrated appliances to include four ring gas hob with extractor over, electric oven and a stainless steel sink and spaces for a fridge / freezer, a dishwasher and a washing machine

WC

WC to include a white suite comprising WC and hand wash basin.

Bedroom Two

Double bedroom with recess ideal for wardrobes and window to front aspect with pleasant outlook over green area.

Bedroom Three

Double bedroom with recess ideal for wardrobes and window to rear aspect.

Family Bathroom

Bathroom to include laminate wood style flooring with a white suite comprising a bath, WC and hand wash basin. Frosted window to side aspect.

Bedroom One

Located on the second floor, double bedroom with a window overlooking the front aspect of the property.

En-suite

White suite comprising enclosed shower cubicle, WC and hand wash basin. roof light window to rear aspect.

Outside

To the front of the property is a gravelled area along with a pathway leading to the front entrance. The rear of the property boasts off road parking for two vehicles along with a private rear garden with a lawned area and a patioed area suitable for alfresco dining with a pathway leading to a rear gated access.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. The town is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5.

Material Information

Tenure: Leasehold approx 989 years remaining

Ground rent: £150

Service charge: £150

Council tax band: C

Local authority and rates: Forest of Dean Council £2,146.81 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband speed: Basic 17 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, O2, Three



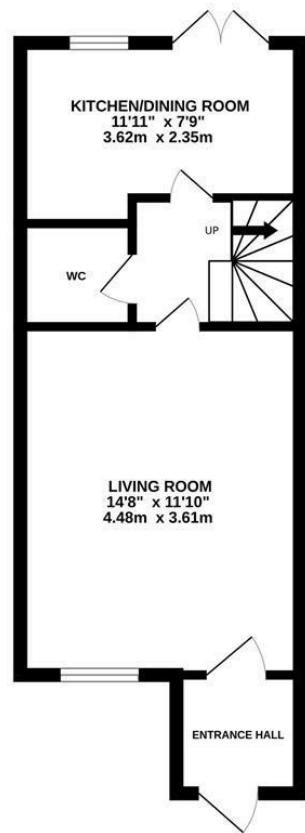
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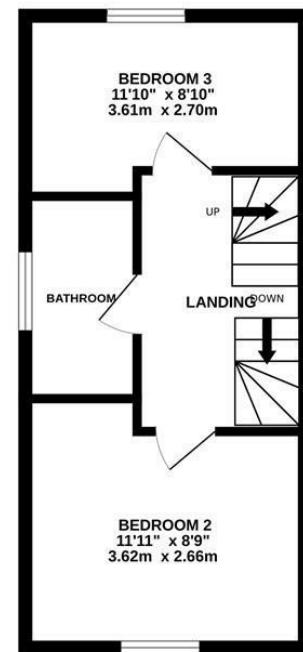
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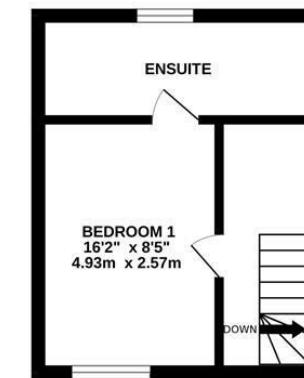
GROUND FLOOR



1ST FLOOR



2ND 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. The plan is for identification 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A) (A)	A	95
(B) (B)	B	
(C) (C)	C	84
(D) (D)	D	
(E) (E)	E	
(F) (F)	F	
(G) (G)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

