



Mendip Vale, Coleford

£400,000

Council Tax Band D Tax Price £2,045 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing on this striking four bedroom modern family home set in the popular village of Coleford. Generous flexible accommodation on the ground floor which is ideal for a large family or working from home, including a stylish kitchen which opens into the sunroom, lounge & play room. Upstairs you will find four bedrooms and a family bathroom. Outside you get to enjoy a large wrap around garden, garage and parking. To interact with the virtual tour please follow the link: [Click Here](#)

What Our Vendor Loves

Our client tells us that the overriding factor that sets this home apart is the absolute peace and quiet that it enjoys. Not only is it at the end of a cul-de-sac, but it also benefits from a rural surroundings and green space. From the upper bedrooms and from the garden your immediate view is of woodland, and from the front step it is a walk of just second before you find yourself into fields and on countryside walks. Although circumstance dictates that a move is now necessary, this rural environment is something that our client hopes to retain a sense of in the new home. The house itself appealed because of the living space. Living and entertaining is

important to our seller and the house has always lent itself to having family round, barbeque afternoons or celebrations with friends. The two set of doors top the patio make the flow absolutely ideal for this, and whether you find yourself inside or outside convivial spaces are what you will enjoy. We are also told that kids love this house as they have their own spaces to play and enjoy.

Key Features

- Modern Family Home
- Open Plan Living
- Flexible Accomodation
- Large Gardens
- Garage and Parking

Rooms

Entrance Hall

14'7 x 8'10

Cloakroom

5'3 x 2'7

Kitchen

9'6 x 21'11

Sun Room

12'6 x 10'8

Lounge

14'8 x 11'6

Play Room / Study

7'7 x 15'11



First Floor Landing

16'3 x 6'0

Bedroom 1

12'6 x 8'5

Bedroom 2

11'11 x 8'5

Bedroom 3

8'5 x 10'0

Bedroom 4

9'9 x 5'7

Family Bathroom

5'10 x 5'6

Garden

Large gardens mainly laid to lawn with generous patio area.

Garage and Parking

Parking on the driveway for several cars.

Directions

Entering Coleford from the South on Highbury Street, continue along and you come onto Anchor Road. Turn left into Beacon View and then right onto Mendip Vale, the property will be found at the end of the road.

Agents Note

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area⁽¹⁾

1,257.83 ft²

Reduced headroom

15.58 ft²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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