



## Perla Cottage Turners Tump, Ruardean, GL17 9XG

£270,000 Freehold

Detached Character Cottage • Lounge • Kitchen, Bathroom • Far-Reaching Elevated Views • Garden and Off Road Parking • Outbuilding • Requires Updating



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A three bedroom, detached character cottage requiring some updating, being situated in a pleasant village location having superb far-reaching elevated views, an oil heating system, gardens, off road parking and outbuilding.

The accommodation comprises an entrance porch, lounge having a beamed ceiling and fireplace having an inset wood-burning stove. Kitchen and ground floor bathroom. To the first floor are three bedrooms, all having far-reaching views.

To the outside, at the front of the property is an off road parking space, two-storey stone outbuilding, timber gangway into the front garden also having far-reaching views. Patio seating area, oil storage, separate timber storage shed. Gated access and pathway at the side leads to the elevated rear gardens having elevated far-reaching views towards the Welsh Mountains.

Agents Note: We are advised there is Japanese knotweed in the rear garden. Further details available from agent.

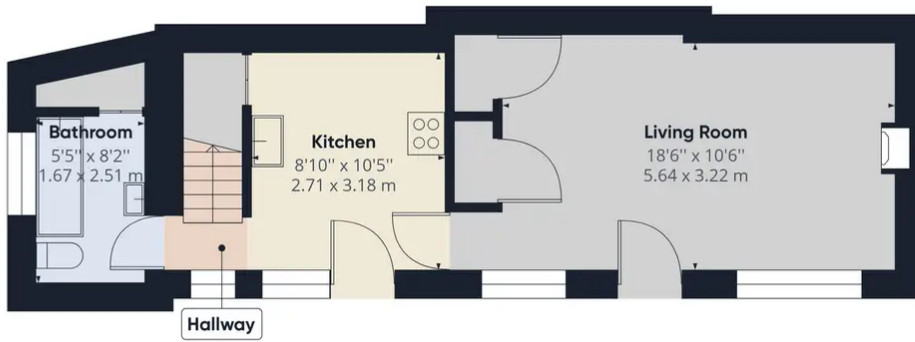


Council Tax band: C

Tenure: Freehold

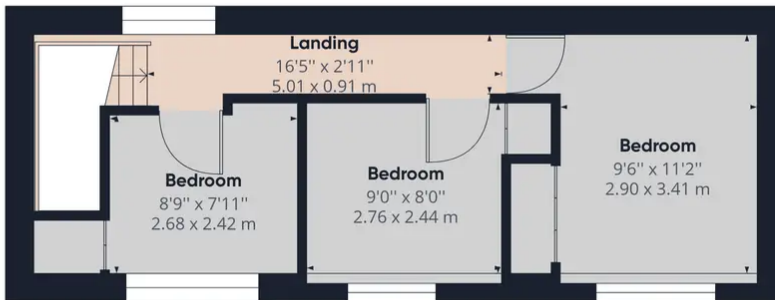
EPC Energy Efficiency Rating: F





Ground Floor

Approximate total area<sup>(1)</sup>  
767.11 ft<sup>2</sup>  
71.27 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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



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