



Townling Cottage, Severn Street, Newnham
OIRO £440,000

4 bedroom cottage for sale | Freehold

At first glance

- 4 bedrooms
- Characterful and charming features
- Close to local amenities
- Highly desirable location
- Low maintenance garden
- Village location
- Walking distance of River Severn walks
- On street parking

In detail

A spacious and charming four bedroom mid-terraced property offering enclosed rear garden and characterful features, situated in a well-sought after location in the heart of the village of Newnham-on-Severn.

This property offers comfortable and generous accommodation set over three floors and internally comprises; entrance hall, bathroom, dining room, utility room, kitchen, lounge, four bedrooms (two with the option to have personal dressing rooms/study space) and a shower room.

Externally, the property can be accessed directly from the street, and the rear garden is low-maintenance and offers outdoor storage space and log store.

Located in the heart of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include village shop, library, galleries, cafes and pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to bathroom, dining room and utility room, stairs leading up to first floor, storage cupboard.

Dining Room

Wood-effect flooring, feature fireplace, windows to front aspect, radiator.

Bathroom

Bath with shower attachment, WC, wash hand basin, tiled splash backs, tiled flooring, window to rear aspect.

Utility

Space for tumble dryer and freestanding fridge freezer, radiator, window to rear aspect, door to outside, tiled flooring, steps leading down to kitchen.

Kitchen

Fitted units at eye and base level with worktop space, sink unit with drainer, integrated oven with gas hob and extractor hood above, space and plumbing for washing machine, windows to rear aspect, tiled flooring, access through to lounge, recently installed boiler.

Lounge

Wood-effect flooring, feature fireplace with log burner, radiator, windows to front aspect.

FIRST FLOOR:

Landing

Access through to three bedrooms (one currently utilised as a study) and shower room, stairs leading up to second floor.

Bedroom 4 / Office

Could also be utilised as a walk-in wardrobe.

Access through to main bedroom.

Window to front aspect.

Bedroom 1

Carpeted flooring, radiator, built-in wardrobes, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect, built-in wardrobe.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Shower

Shower enclosure, wash hand basin, WC, tiled splash backs, radiator.

SECOND FLOOR:

Bedroom 4

There is a large space which could be utilised as a dressing room, snug area or storage space if desired.

Carpeted flooring, radiator, window to side aspect.

Outside

The property can be accessed via Severn Street and there is on-road parking available.

The rear garden is well-maintained and laid to both lawn and gravel, offering a fantastic space outside for sitting and relaxing. There is an outdoor wood storage shed and outdoor shed for additional storage.

Services

Mains water, electric, drainage and gas connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D



Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

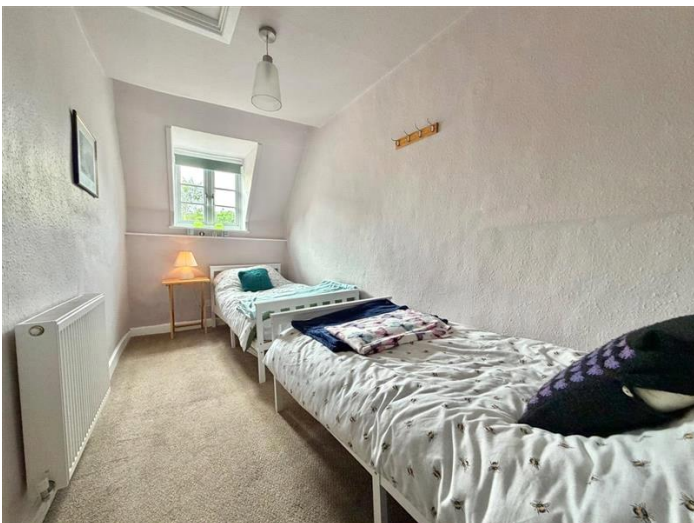
Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this time.

Please note

Some of the pictures have been enhanced/edited using AI.

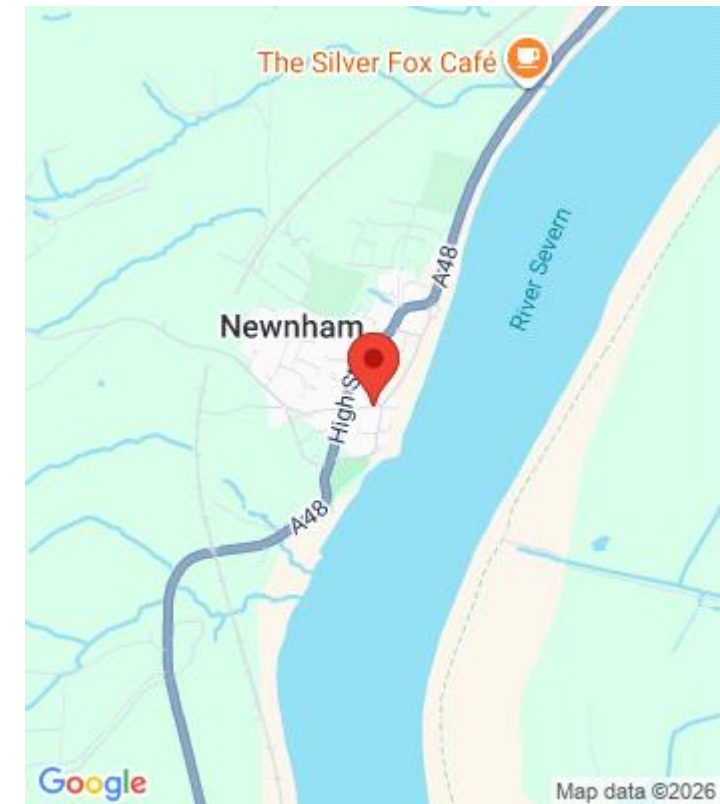


Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.