



Plot 10 Valley View Lodges, Newnham Road,  
Blakeney, GL15 4AE

Guide Price £145,000

The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, sans-serif font, and 'experts in property since 1982' is in an even smaller font.

**TOOMBS  
& TOOMBS**  
PROPERTIES  
experts in property since 1982



**LEASEHOLD**

**Guide Price £145,000**

**WE OFFER THIS BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM EN-SUITE PARK/HOLIDAY HOME. AVAILABLE TO THE OVER 50'S WITH A 365 DAY OCCUPATION LICENSE, WITH OFF ROAD PARKING, LANDSCAPED GARDEN, ELECTRIC CAR CHARGING POINT AND VIEWS.**

# Property Description

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are 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.

**ENTRANCE HALL:** radiator, built-in cupboard, loft access.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM: 25' 0" x 19' 0" (7.61m x 5.79m) approx.** Lounge area - picture window with view plus windows to side, feature fireplace. Dining area - with French doors and picture windows. Kitchen area - extensively fitted with a range of base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, integrated fridge/freezer, dishwasher and wine rack, breakfast bar, spot lighting, velux roof light.

**BEDROOM ONE (EN-SUITE): 13' 0" x 10' 0" narrowing to 9' 0" (3.96m x 3.05m narrowing to 2.74m)** window to side, radiator, built-in bedroom furniture.

**EN-SUITE SHOWER ROOM:** with shower cubicle, wash hand basin in vanity unit, WC, heated towel rail.

**BEDROOM TWO: 11' 0" x 9' 0" (3.35m x 2.74m)** window to rear, radiator, built-in bedroom furniture.

**BATHROOM:** with modern three piece suite, wash hand basin in vanity unit, shower over bath, WC, radiator, extractor fan.

**OUTSIDE:** landscaped garden with lawned areas and paved patio enclosed by close boarded fencing, upper raised patio with balustrade and view. Off road parking and electric car charging point.

**SERVICES:** Pitch fee - £250 pcm. Electricity to be supplied by the site, management and prices will be confirmed upon request. Water and sewerage will also be supplied by site management and will be charged at £30 pcm. Gas will be supplied directly to your chosen Lodge by the supplier of your choice and telephone will be supplied likewise.

**TENURE:** Leasehold in perpetuity.

**OUTGOINGS:** Council tax band to be confirmed.

**VIEWING:** BY APPOINTMENT WITH THE OWNERS AGENTS.

t: 01594 844444

e: [hello@toombs.properties](mailto:hello@toombs.properties)

[www.toombs.properties](http://www.toombs.properties)



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Claremont House, High Street, Lydney  
Gloucestershire GL15 5DX

t: 01594 844444  
e: hello@toombs.properties

Residential, commercial & land sales



[www.toombs.properties](http://www.toombs.properties)