



33 Redlake Meadow, Bucknell, Shropshire, SY7 0AY

Offers in the region of £275,000



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Add this sublime, fully refurbished, 2 bedroom detached bungalow to your property shortlist! With 2 reception rooms, ample off road parking, sizeable front & rear gardens, distant views and set within 500 yards of the village pub and primary school, 33 Redlake Meadow is bound to become the new red hot favourite!

Key Features

- Detached Bungalow
- 2 Bedrooms & 2 Reception Rooms
- Beautifully Presented Accommodation
- Reconfigured & Renovated in 2019
- Ample Off Road Parking
- Sizeable Front & Rear Gardens
- Distant Views Towards Countryside
- Popular Village Cul-De-Sac Location
- Within Approx. 500 Yards of Primary School & Pub
- EPC Rated Before Refurbishment

The Property

33 Redlake Meadow is a beautifully presented, detached bungalow located within a popular cul-de-sac towards the edge of the village of Bucknell, situated amidst the scenic Shropshire countryside close to the English/Welsh border within the picturesque Teme Valley.

Built circa 1980's, 33 Redlake Meadow underwent a reconfiguration and renovation by the current owner in 2019 with such works including the creation of a new utility room and extension to the existing living room in place of the former garage, new UPVC double glazed windows, the addition of the rear conservatory, a new heating system, new kitchen and bathroom suites, as well as new flooring and decoration throughout, all just to mention a select few. Overall, this superb property presents 2 bedrooms, 2 reception rooms and 1

shower room. Outside, the property offers ample off road parking and sizeable front and rear gardens. Distant countryside views are also enjoyed to the rear of the bungalow.

Worlds apart from the hustle and bustle of city living, Bucknell itself offers a close knit village community and facilities to include a primary school, 2 pub's, a butchers, garage and a train station. Just outside Bucknell in the nearby hamlet of Bedstone is the highly-regarded, private school of Bedstone College. Rural, but by no means isolated Bucknell is centrally located just 5 miles from the border town of Knighton, 10 miles from the market town of Craven Arms and 4 miles from the much larger village of Leintwardine. Slightly further afield lies historic Ludlow Town, which is 12 miles to the east

Inside, an entrance lobby has doors opening into a small hall and storage cupboard housing the electric consumer unit. Doors from the hall open to a further storage cupboard, the good-sized principle bedroom and into the kitchen, which has space for a small set of dining table and chairs. The useful utility room is accessed off the kitchen and has separate doors opening out to the front driveway and into the rear living room. With ample space for a three-piece-suite, the

living room has French doors leading into the light and airy conservatory, which overlooks the rear garden and another door which leads into an inner hall, which provides access back into the principle bedroom, bedroom two and the modern shower room.

Outside, a tarmaced driveway provides private off road parking for up to 4 cars. The front garden is mainly laid to lawn with a mature specimen tree. A side gate allows access around to the landscaped, west facing rear garden, which has fenced borders, flowered beds, a lawned garden, a useful garden shed and a paved patio area, which poses as the perfect spot to relax/entertain on within the warmer months of the year.

The Location

The picturesque village of Bucknell nestles in the beautiful Teme Valley in the unspoilt countryside of South Shropshire bordering the counties of Herefordshire and Powys. Set in an area designated as being of Outstanding Natural Beauty, the surrounding countryside, hills, forest tracks and extensive network of footpaths are ideal for exploring and offer a great diversity for wildlife to be seen and for walkers/dog walkers and cyclists. Village amenities include a shop (shop currently closed), garage, butchers, primary school, church, two public houses (The Baron at Bucknell and The Sitwell Arms), a play



park and a railway station, which services four trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea and two services on a Sunday. Regular buses serve the village with services to the nearby towns of Knighton, Leintwardine, Craven Arms and Ludlow. All 4 nearby towns offer a more extensive range of retail, recreational and educational facilities. Further afield is the county town of Shropshire and birth place of Charles Darwin, Shrewsbury, which lies 29 miles to the north.

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C. Charge for 2023/24 is £1,868.65.

Nearest Towns/Cities

- Knighton - Approximately 5 miles
- Craven Arms - Approximately 10 miles
- Presteigne - Approximately 10 miles
- Ludlow - Approximately 12 miles
- Bishops Castle - Approximately 14 miles
- Leominster - Approximately 15 miles
- Church Stretton - Approximately 18 miles
- Shrewsbury - Approximately 29 miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 46MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

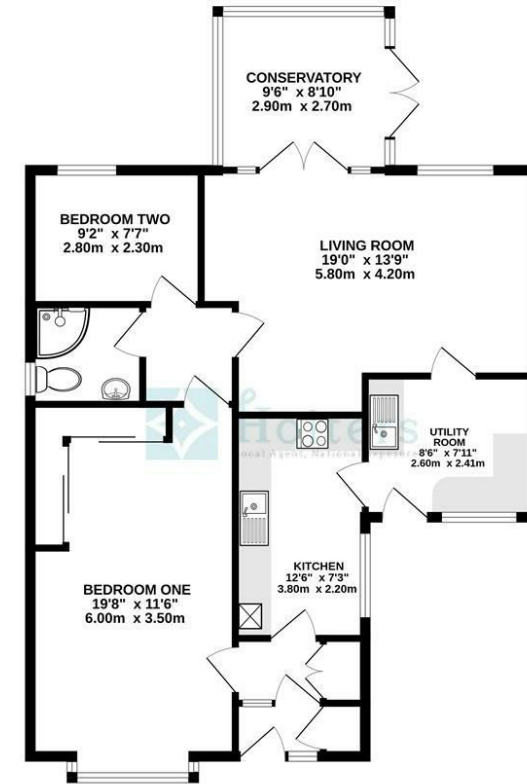
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
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GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.8 sq.m.) approx.
 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. This plan is for illustrative 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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