



Holters

Local Agent, National Exposure

Bath House, Teme Street, Tenbury Wells, WR15 8BA

Offers in the region of £295,000



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Bath House is a link-detached, period property offering 3 double bedrooms, 2 reception rooms, 2 bathrooms, off road parking, low maintenance gardens, no upward chain and is located in the centre of Tenbury Wells.

Key Features

- Link Detached Period Property
- 3 Double Bedrooms
- 2 Reception Rooms & 2 Bathrooms
- Gated Drive & Private Off Road Parking
- Low Maintenance Front, Side & Rear Gardens
- Town Centre Position
- Approx. 100 Yards From Tenbury's Main Street
- Adjoining 'Green' Area
- Available with No Upward Chain
- Grade II Listed

The Property

Introducing Bath House, which a link-detached, Grade II Listed, period property situated in the heart of Tenbury Wells, a mere stones throw from the vibrant main street with its many independently owned shops and facilities.

Available with no upward chain, Bath House is a unique and attractive building, which presents a pleasant blend of contemporary and traditional features and offers spacious accommodation across 2 floors including 3 double bedrooms, 2 reception rooms and 2 bathrooms. Outside there is a gated drive providing off road parking and surrounding, low maintenance gardens. The property also adjoins a 'green' space, which could be ideal for children or pets to run around and play on.

Well maintained, but requiring modernisation in certain areas, the accommodation inside is made up of an L-shaped entrance hall with separate doors leading off to the downstairs shower room, the dining room and the living room, while stairs rise off to the first floor. The kitchen is accessed from the living room and is fitted with a range of matching wall and base units and houses the boiler. Upstairs, a landing area gives way to all 3 double bedrooms and the bathroom. From the first floor windows, distant countryside views beyond neighbouring rooftops can be enjoyed.

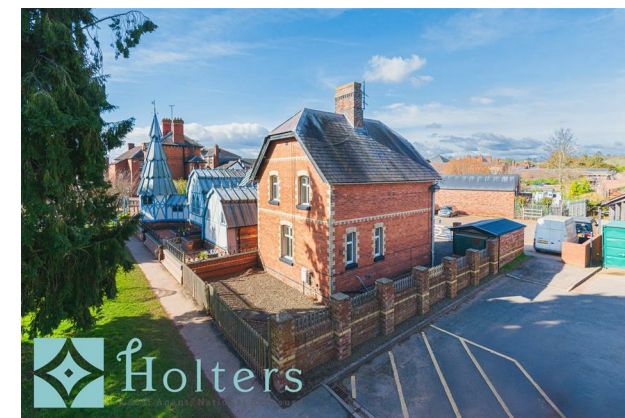
Outside, as mentioned a gated, tarmaced driveway provides off road parking for 2 vehicles and leads to the entrance porch. The gardens are largely gravelled for ease of maintenance and have well-defined fenced and walled boundaries, while there is also a useful storage shed and a gate allowing easy access to the 'green' space at the rear.

The Location

Tenbury Wells, or more locally known as Tenbury, is a close knit, historic market town situated in the very north west of rural Worcestershire alongside The River Teme, which separates Worcestershire and Shropshire while the Herefordshire border is also less than a mile away.

Tenbury and the surrounding areas are known for growing hops and cider apples and renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

A rural town, but by no means remote, Tenbury is located on the A446 and nestled between historic Ludlow (9 miles north-west), Leominster (9 miles south-west) and Kidderminster (17 miles north east). The town offers a host of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of pubs and restaurants. If you like to spend your time soaking up some local culture Tenbury plays host to a theatre - The Regal which host a number of theatrical shows, film screenings and art exhibitions throughout the year. If you are somebody that likes to participate in leisure activities then Tenbury is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, and a Bowling Club. There is also a leisure centre housing



a full sized swimming pool and gymnasium. Educational facilities include a pre schools, primary schools and a high school.

Services

We are informed the property is connected to mains services.

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Malvern Hills Council. Band B.

Nearest Towns/Cities

Ludlow - 9 miles

Leominster - 9 miles

Kidderminster - 17 miles

Worcester - 22 miles

Hereford - 22 miles

Broadband

Enquiries via USWITCH indicates the property has an estimated broadband speed of 38MB. Interested parties are advised to make their own enquiries.

What3Words

adjuster.unique.smoker

Agents Note*

Within recent years, flood water has entered the gardens, but not the house.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

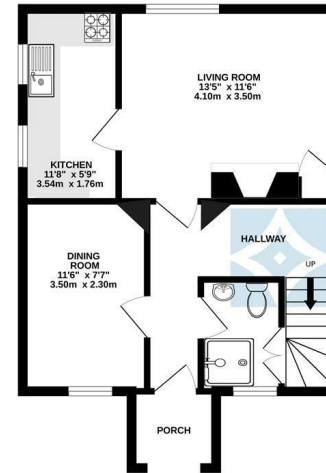
Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

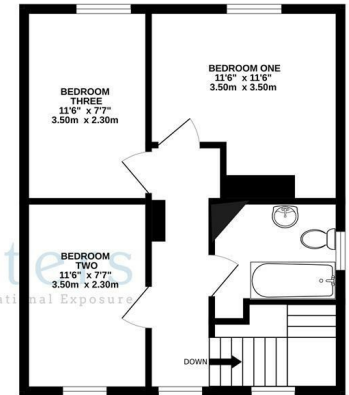
Consumer protection from unfair trading regulations 2008 -

Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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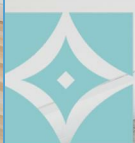


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