

Peter Clarke



10 Symons Way, Shipston-on-Stour, CV36 4FX

- Well Presented Property Built by Cala Homes in 2018
- Four Double Bedrooms, Two with En-Suites & an Additional Bathroom
- Kitchen/Breakfast Room with Integrated Appliances
- Dual Aspect Sitting Room & Additional Reception Room
- Covered Patio with Overhead Heaters in a Private Walled Garden
- Insulated Tandem Garage with Electric Door
- Ample Off Road Parking at end of Private Drive



Asking Price £575,000

A well presented, spacious and versatile four bedroom property built by Cala Homes in 2018. The current owners have added a covered patio with overhead heaters making an ideal entertaining space in summer or winter. The tandem garage is fully insulated with electric heaters and an electric door - this would make a perfect workshop or hobby room. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The spacious entrance hall has Amtico flooring, stairs leading to the first floor, a cloakroom and under stairs cupboard. The sitting room is dual aspect and has double doors leading out to the heated patio area. The dining room is also dual aspect and currently used as a home office but would make an ideal play room. Going through to the kitchen/breakfast room is continued Amtico flooring. There is a range of base, wall and drawer units with work surfaces over. Integrated Bosch appliances include an oven, microwave, gas hob with extractor above, dish washer and fridge/freezer. Double doors lead out to the patio area. A utility room completed the ground floor accommodation. To the first floor there are four double bedrooms, two having en-suites, and a main bathroom. To the front of the property there is a driveway providing ample off road parking and a tandem insulated garage with electric door. A side gate leads to the rear walled garden which has the covered entertaining area, a raised decking area and Astroturf lawn.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating. There is an estate service charge of £380 per annum for the upkeep of communal areas which is payable to Remus Management Ltd.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

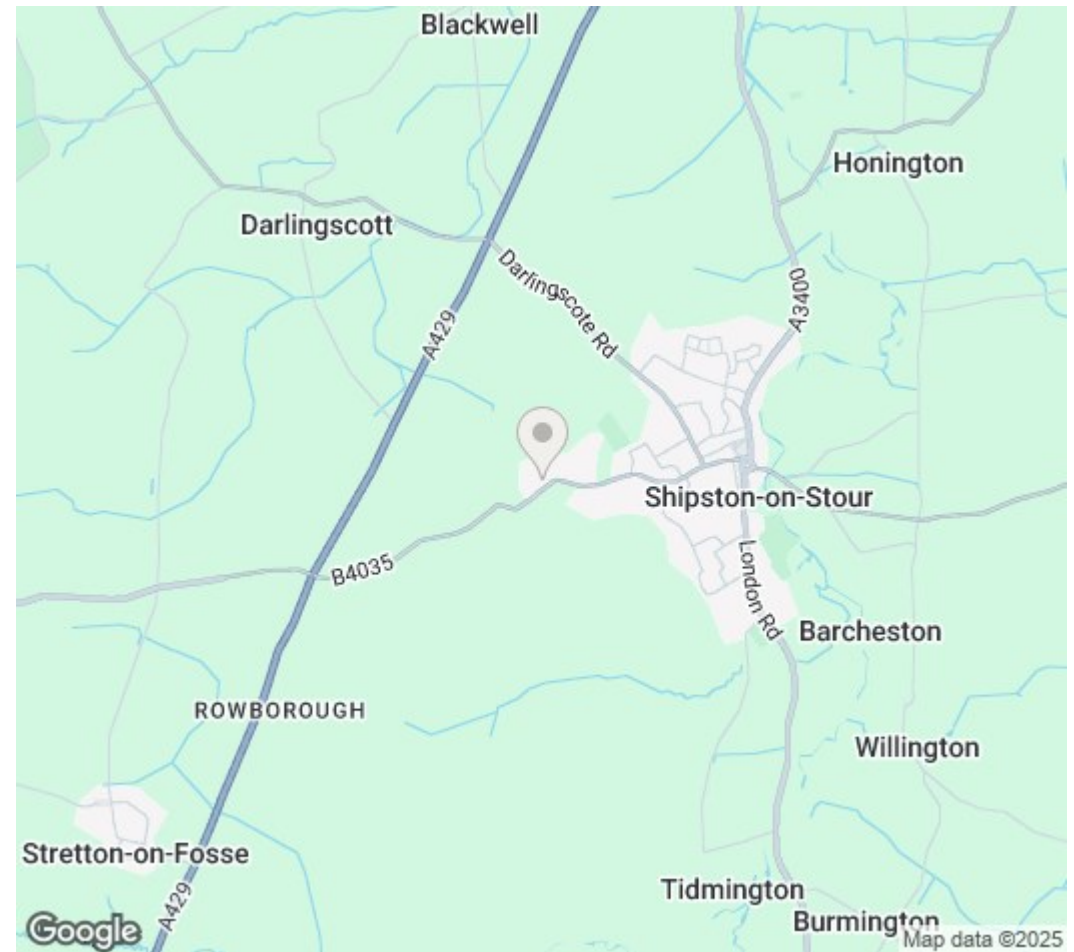


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Approximate Gross Internal Area
Ground Floor = 74.89 sq m / 806 sq ft
First Floor = 71.43 sq m / 769 sq ft
Garage = 18.72 sq m / 202 sq ft
Total Area = 165.04 sq m / 1777 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission 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 presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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