

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This Well Presented Two Double Bedroom (38ft x 20ft) Park Home Is Situated In A Sought After Location Within Good Road And Rail Links To Nearby Towns And The M5/M50 Interchange Close By. The Bright Open Plan Living Accommodation Consists Of A Spacious Lounge/Diner, A Modern Fitted Kitchen With Integral Appliances And A Separate Utility Room. The Master Bedroom Benefits From A Walk In Closet And An En-Suite Shower Room, Whilst Bedroom Two Is Serviced By The Family Bathroom. Welcoming side garden with established shrub borders. Double Glazing And Off-Road Parking For One Car.

Cotswold Manor - Guide Price £145,000

25 Cotswold Manor Country Park, Tewkesbury, Gloucestershire, GL20 6HD



25 Cotswold Manor Country Park

Location & Description

Located on the outskirts of the village of Ripple this beautifully presented park home offers close road and rail links to both Tewkesbury and the historic riverside town of Upton Upon Severn for all your amenities. There are mainline railway stations located at Ashchurch, Worcester, Pershore and Malvern with direct links to London.

Property Description

This well presented two double bedroom park home is situated in a sought after picturesque location with good road and rail links to nearby towns and the M5/M50 interchange close by for the commuter.

The property offers bright accommodation with a good sized lounge/diner, a modern fitted kitchen with integral appliances and a separate utility room for your white goods. The master bedroom has the added bonus of a walk in closet and an En-suite shower room, whilst the second bedroom is fitted with double wardrobes and is serviced by the family bathroom.

The property offers bright accommodation with a good sized lounge/diner, a modern fitted kitchen with integral appliances and a separate utility room for your white goods. The master bedroom has the added bonus of a walk in closet and an En-suite shower room, whilst the second bedroom is fitted with double wardrobes and is serviced by the family bathroom. Outside there is a private low maintenance garden which wraps around to both sides of the property with a pretty lawned area with borders, plants and shrubs and paved patio areas for entertaining with family and friends. It is fully enclosed by wood panel fencing and iron gates to both sides allowing access to the driveway. UPVC double glazing, a good sized cloaks/storage cupboard and off road parking for one car are just a few other benefits this property has to offer. Open countryside adds to the appeal. This residential park home is ideal with its central inland location and would suit a Professional/retired couple looking for a quite place with a strong community presence. Steps with iron railings to the front aspect leading to the front entrance door:

Entrance Hall 8.30ft (2.53m) Maximum x 15.39ft (4.69m) Maximum

Two ceiling lights, radiator, loft access, UPVC door to the side with opaque double glazed panels. Decorative coving. Doors to lounge/dining room, kitchen, office, bathroom, bedroom two, master bedroom.

Lounge/ Diner 14.82ft (4.52m) Maximum x 19.22ft (5.86m) Maximum

Two ceiling lights, two radiators, two half depth double glazed bay windows, two double glazed long vertical windows. Feature electric fireplace with wooden surrounds, decorative coving. Wooden fitted corner cupboard. L shaped room. Doors to kitchen and entrance hall.

Kitchen 7.55ft (2.30m) Maximum x 10.03ft (3.06m) Maximum

Inset spotlights, double glazed window to the side with blinds, Decorative coving. Comprising of floor and wall mounted units, wooden effect laminate counter tops, inset stainless steel sink with mixer taps and utility tap plus drainer, four ring gas hob, stainless steel splash backs, waist height built in electric fan oven, built in fridge freezer, built in Indesit dishwasher, laminate flooring. Open into utility, door into lounge diner.

Utility 3.19ft (0.97m) Maximum x 9.28ft (2.83m) Maximum





Inset spotlights, single radiator, a wall of units and counter top space, Indesit washing machine house in one of the cupboards, Wall mounted fire extinguisher and fire blanket, LPG E-combi boiler housed in a cupboard. Wall mounted coat hooks, Laminate flooring. Decorative coving. Open from kitchen, door into entrance hall and Upvc door to outside with opaque double glazed panels.

Office 6.49ft (1.98m) Maximum x 5.39ft (1.64m) Maximum

Ceiling light, single radiator, Decorative coving. Double glazed window to side aspect with blinds, laminate corner desktop, wardrobe like cupboard storage, laminate flooring.

Bathroom

Inset spotlights, heated towel rail, Decorative coving. Opaque double glazed window to side with blinds. Suite comprising wall mounted ceramic wash basin with storage below and large inset mirror above, low level WC, fitted bath with chrome mixer taps and a wall mounted hand shower. Extractor fan. Tiled walls, laminate flooring.

Master Bedroom 10.82ft (3.30m) x 9.73ft (2.97m)

Ceiling light and inset spotlights, radiator, large double glazed window to side aspect with curtains. Decorative coving. Fitted desk unit with drawers. Large wall mounted mirror above the desk. Two matching bed side tables. Wall mounted head board. Walk way to walk in closet and en-suite.

Walk in Closet

Inset spotlight, decorative coving, small radiator, fuse box. Storage and hanging space.

En-suite

Inset spotlights, heated towel rail, decorative coving, Opaque double glazed window to side with blinds. Suite comprising ceramic wash basin with storage below and wall mounted mirror above, walk in shower enclosure with glazed side panels, wall mounted power shower, mobility rails. Low level WC, Wall mounted adjustable small mirror, glass shelf, shaver point. Laminate flooring, tiled walls.

Bedroom two 9.31ft (2.84m) x 8.51ft (2.59m)

Ceiling light plus inset spotlights, radiator, double glazed window to side aspect with blinds, Decorative coving, Fitted wardrobes and side desk, large wall mounted mirror, wooden shelves. Two matching bedside tables. Wall mounted head board.

Outside

Block paved driveway with space for one car. An area of laid lawn, established trees and shrubs on all sides. Raised beds with blossoming flowers. Metal storage shed. Large LPG bottles to the rear, secure gated garden. Security lights. Outdoor power points. Steps up to main entrance on the left side. Paved path around the property. Slope up to right side access into utility room.

Agents Notes

Purchasers should be advised the site owners receives 10% of the agreed sale price, upon re-selling.

Pitch fee of £220.47 per calendar month, payable on 1st of each month from 1st April 2024

Residents must be over 45 years old.

Directions

From our John Goodwin office in the High Street continue towards the roundabout and take a right turn to go over the bridge onto the A4104 towards the A38. At the roundabout take the third turning onto the A38 towards Tewkesbury. Continue along this road for Approximately two miles and Cotswold Manor Country Park can be found on the left hand side. On entering the park, take a sharp left turn into the visitors car park where you will be met by one of our agents.

Services

We have been advised that mains electricity is connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

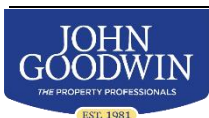
Council Tax

COUNCIL TAX BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is N/A.



Worcester Office
01684 593125
9 High Street, WR8 0HJ

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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 of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.