



FOR SALE

Offers In The Region Of £169,995

33 Trimpley Court, Ellesmere, Shropshire, SY12 0NY

A recently modernised two-bedroom semi-detached dormer bungalow benefitting from well presented internal accommodation and attractive south-facing rear garden, enviably located in a private position within the renowned Trimpley Court retirement development in Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles)
 (All distances approximate)



- **Two Bedroom Retirement Bungalow**
- **Recently Modernised**
- **Private Position**
- **Well Designed and Presented**
- **Attractive, South Facing Garden**
- **Well Regarded Development**

DESCRIPTION

Halls are delighted with instructions to offer 33 Trimpley Court, Ellesmere, for sale by private treaty.

33 Trimpley Court is a recently modernised two-bedroom semi-detached dormer bungalow benefitting from well presented internal accommodation and attractive south-facing rear garden, enviably located in a private position within the renowned Trimpley Court retirement development in Ellesmere.

Internally, the property has benefitted from recent modernisation works to include a new kitchen and décor, and is now very well presented throughout; comprising, on the ground floor, a Reception Area, Living Room, Kitchen/Breakfast Room, Bedroom/Dining Room, Wet Room, and Conservatory, together with, to the first floor, a Bedroom and Shower Room.

Externally, the property enjoys a particularly private and pleasant position on the edge this renowned retirement complex and features gardens to the front and rear, with the latter being south-facing having also undergone a schedule of improvement works by the current vendor, to now represent a delightful outdoor space to compliment the property.

The sale of 33 Trimpley Court does, therefore, provide an excellent opportunity for purchasers to acquire a well positioned and recently modernised two-bedroom retirement bungalow within this noted development.

SITUATION

33 Trimpley Court is situated on the perimeter of this popular retirement complex, a short distance from the centre of the charming north Shropshire town of Ellesmere, Ellesmere has an excellent range of shopping, recreational and educational facilities and is also within easy motoring distance of the larger centres of Oswestry (8 miles) Shrewsbury (16 miles) and Chester (25 miles), all of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

UPVC front entrance door opening in to a:

RECEPTION AREA

Fitted carpet as laid, shelving, window to front elevation, carpeted staircase to first floor and opening through to a:

LIVING/DINING ROOM

21'0" x 13'2" (6.41 x 4.01)

Recently installed fitted carpet as laid, bay window to front elevation, electric "living flame" effect fire situated within marble-effect hearth and surround.

INNER HALLWAY

Recently installed fitted carpet as laid and door in to an Airing Cupboard housing the hot water cylinder with slatted shelving.

KITCHEN/BREAKFAST ROOM

13'2" x 6'7" (4.02 x 2.01)

With recently installed vinyl flooring, window onto rear elevation and door opening into the conservatory, with a modern and recently installed fitted kitchen which comprises: a selection of base and wall units with quartz effect work surfaces over, inset stainless steel sink with draining area to one side and mixer tap above, four ring induction hob with electric oven below and extractor hood above, and a number of integrated appliances, which include an upright fridge/freezer and undercounter dishwasher, with planned space for further appliances.

One of the wall mounted cupboard houses the gas-fired boiler.

CONSERVATORY

Double glazed with recently installed vinyl covered floor, fully glazed double opening doors leading out to the garden.

DINING ROOM/GROUND FLOOR BEDROOM

11'10" x 8'6" (3.61 x 2.6)

Newly installed fitted carpet as laid, window to rear elevation.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



WET ROOM

Hand basin (H&C), low flush WC, a Mira electric shower, fully tiled walls and window to rear elevation.

FIRST FLOOR LANDING AREA

Newly installed fitted carpet as laid, double opening doors in to recessed storage cupboard with shelving, window to side elevation, sliding door in to a:

SHOWER ROOM

Newly installed vinyl flooring, hand basin (H&C), shower cubicle with Triton electric shower, low flush WC, fully tiled walls, velux rooflight and door into under eaves storage space.

MASTER BEDROOM

11'10" x 10'2" [3.6 x 3.1]

Newly installed fitted carpet as laid, window to front elevation, Velux rooflight, inspection hatch to roof space, recessed fitted wardrobe with hanging rail and further recess fitted wardrobe with shelving and door into under eaves storage space.

OUTSIDE

A paved pathway leads to the front entrance door bordered by a lawned front garden.

GARDEN

A most notable feature of the property, being larger than is typical for properties within the development and with a southerly aspect. Having been much improved by the current vendor to now provide predominately paved flooring with a number of attractive and well stocked raised beds which adorn the perimeters, with garden lighting in a number of places. The garden represents a lovely space for outdoor dining and entertaining, or simply for sitting out, and also includes a timber garden storage shed.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

CONDITIONS

The purchasers must be 55 years old or over. Small pets are permitted at the discretion of the Management Company.

TENURE

We are informed that the tenure of the property is of leasehold Tenure with an original term of 125 years commencing from 1986. There are, therefore, at the time of printing, approximately 87 years unexpired.

SERVICE CHARGES

We are informed that there is a monthly service charge of £222 which is to be paid quarterly in advance and covers the maintenance of gardens and all communal areas, lighting and heating of communal areas including Residents Lounge, external window cleaning of all properties, building insurance, salary and accommodation for on-site Manager.

GROUND RENT

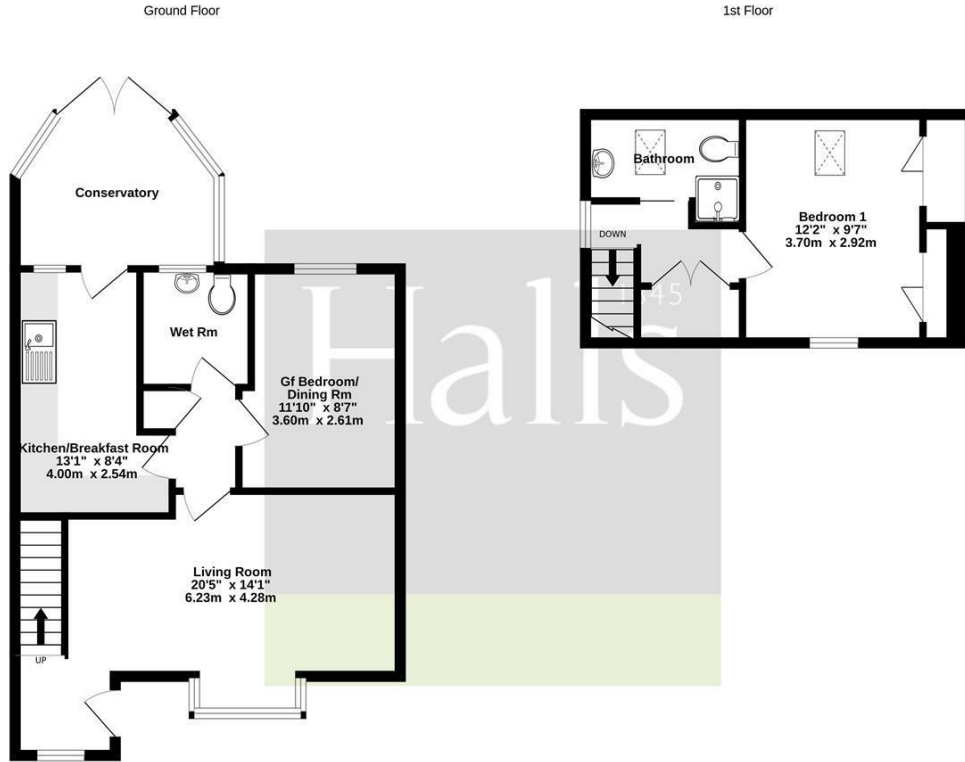
We are informed that there is a ground rent charge of circa £65 per annum.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

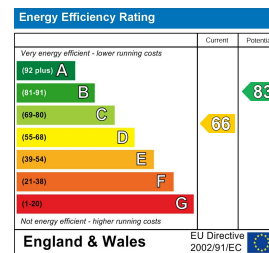


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Ratings



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