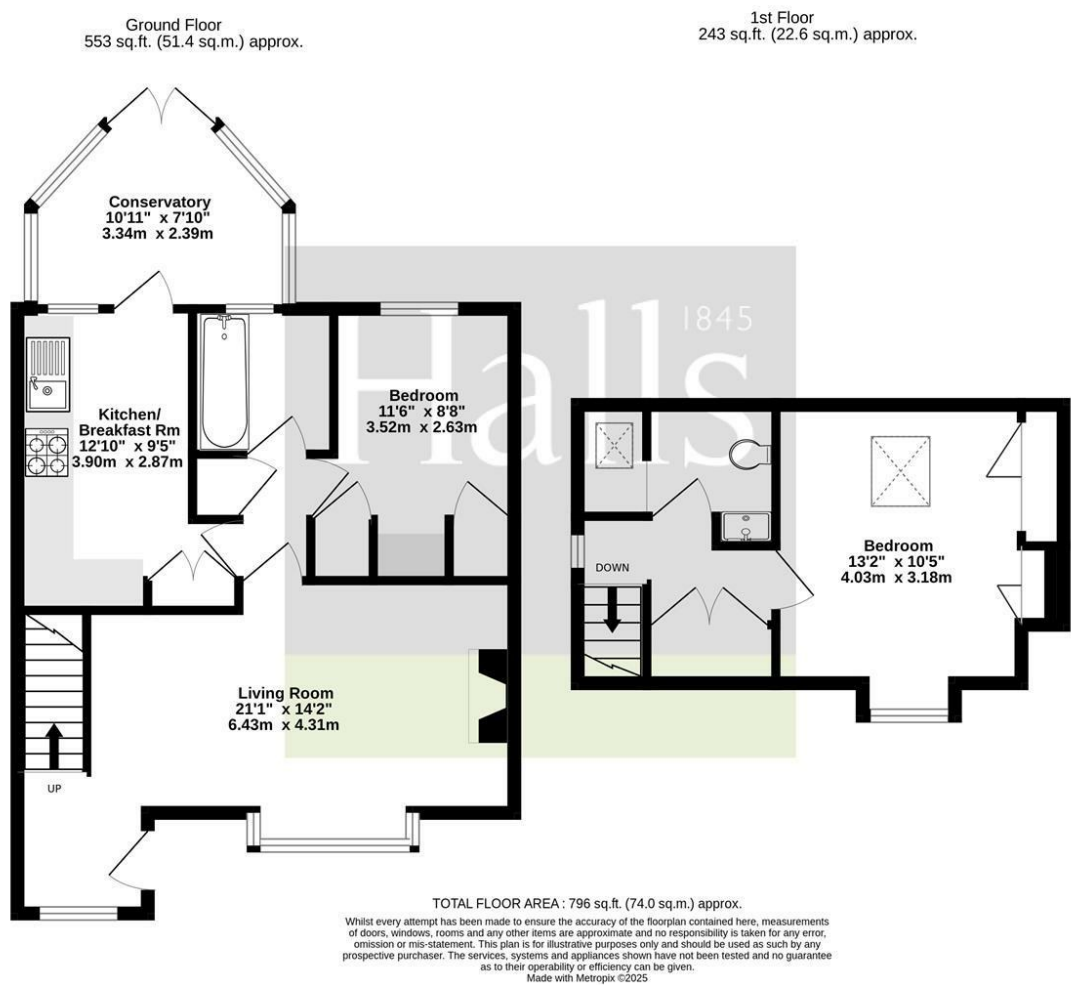


FOR SALE

10 Trimpley Court, Ellesmere, SY12 0NY



FOR SALE

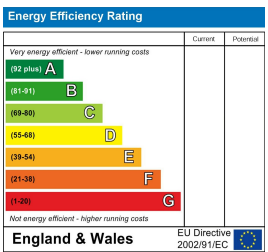
Offers in the region of £150,000

10 Trimpley Court, Ellesmere, SY12 0NY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A two-bedroom semi-detached dormer bungalow offering excellent potential for modernisation whilst benefitting from front and rear gardens, driveway parking, and thoughtfully designed living accommodation, conveniently situated on the perimeter of a well regarded purpose-built retirement complex in Ellesmere.



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles)

All distances approximate



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Dormer Bungalow**
- **Retirement Development**
- **Driveway Parking**
- **Front and Rear Gardens**
- **Scope for Modernisation**
- **Convenient Town Location**

DESCRIPTION
Halls are delighted with instructions to offer 10 Trimpley Court, Ellesmere, for sale by private treaty.

10 Trimpley Court is a two-bedroom semi-detached dormer bungalow which presents excellent potential for modest modernisation whilst enjoying thoughtfully arranged living accommodation extending to almost 800 sq ft, all having been specifically arranged to cater for more mature buyers and at present comprising, on the ground, a Living/Dining Room, Kitchen, Bedroom, Conservatory, and Bathroom, together with a further first floor Bedroom and Shower Room.

The property is conveniently situated on the perimeter of this well regarded retirement development and boasts both front and rear gardens, with the former of these comprising a tandem tarmac driveway with space for a number of vehicles, this flanked to one side by an area of lawn. To the rear is a private courtyard garden which has been designed with ease of maintenance in mind but which provides scope for landscaping and improvement.

SITUATION
10 Trimpley Court is situated on the perimeter of this popular retirement complex and within easy walking distance of the centre of the lakeland town of Ellesmere, which boasts a range of day-to-day amenities, including Supermarket, Medical Facilities, Restaurants, Public Houses, and an array of independent shops, whilst retaining a convenient proximity to the larger town of Oswestry and Whitchurch, both of which provide a wider offering of facilities. The country centre of Shrewsbury is reachable by car in around 30 minutes and boasts a comprehensive range of attractions.

THE PROPERTY
The property provides principal access through a front door which opens into a Reception area set within the Living Room, where stairs rise to the first floor and a bay window looks out over the font gardens, alongside a "living flame" effect gas fire positioned within a partially exposed brick chimney breast. From the Living Room a door leads into an Inner Hallway, with recessed storage cupboard and door which leads immediately to the right into a ground floor Bedroom, which could readily serve as a dedicated Dining Room if preferred, with two storage cupboards encompassing an archway containing shelving.

Turning left from the Inner Hallway, a door opens into a Kitchen featuring a selection of base and wall units with work surfaces over, alongside a further storage cupboard, a window onto the rear, and a door which provides access into the Conservatory, which boasts glazing onto the rear courtyard garden and double-opening doors which exit onto the same. The ground floor accommodation is completed by a Bathroom comprising bath, low-flush WC, and hand basin.

Stairs Rise from the Living Room to a first floor landing with recessed storage cupboard and a window onto the side elevation, and with doors which provide access into Bedroom One, this enjoying a Velux skylight and a dormer window onto the front, alongside two concertina doors into recessed storage space, with a further door opening into a first floor Shower/Wet Room which comprises a low-flush WC, hand basin, and shower.

OUTSIDE
The property is approached over a tandem tarmac driveway with space for a number of vehicles, this flanked to one side by an area of lawn and leading on to a paved walkway which continues, via a full-height timber gate, to the rear.

The rear gardens have been designed with ease of maintenance in mind and are, at present, predominately paved, with an elevated floral bed retained within a low-level brick wall. The gardens offer potential for landscaping and improvement according to a buyer's tastes.

GARAGE
Located a short distance from the property, with a metal up-and-over front access door and concrete floor

THE ACCOMODATIONS COMPRISES
- Ground Floor -
Living Room: 6.43m x 3.41m (max)
Bedroom Two: 3.52m x 2.63m
Bathroom:
Kitchen: 3.90m x 2.87m
Conservatory: 3.34m x 2.89m

- First Floor -
Bedroom One: 4.03m x 3.18m
Shower Room:

W3W
///conqueror.yoga.officer

DIRECTIONS
From our Ellesmere office, turn immediately right onto Market St until reaching a T junction with Willow Street, here turn left and then immediately right (signposted St.Martins) onto Trimpley Street where, after around 450 ft, a left hand turn leads into Trimpley Court. Number 10 is positioned on the north-western boundary of the development.

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 property is of Leasehold tenure, with an initial lease of 125 years having been granted in 1987, thus, at the time of writing, around 85 years remain unexpired.

SERVICE CHARGE
We are informed that there is a monthly service charge of £230 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 of a ground rent charge of circa £65 per annum.

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

COUNCIL TAX
The property is shown as being within council tax band C on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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