

Peter Clarke  
New Homes



Plot 2 Pippin Place Bretforton Road, Badsey, Evesham, WR11 7XQ

£325,000

- Cotswold Oak "Help To Sell Scheme" Available
- 10 Year New Home Warranty
- 50% SOLD
- EV Car Chargers
- Cotswold Oak Signature Specification
- Just 2 Miles From Evesham
- Village Location Nearby To Mainline Railway Stations
- 6 Privately Owned New Homes Available
- NO CHAIN
- Solar Panels



\*\*\*STAMP DUTY PAID\*\* One of only 3 remaining, a three bedroom semi detached home with breakfast kitchen, sitting room, downstairs WC, principle bedroom with ensuite, two further bedrooms and family bathroom. Private enclosed rear garden and off street parking for two cars. AVAILABLE NOW.

#### DESCRIPTION

Pippin Place is a stylish collection of only 6 privately owned homes in Badsey Village. Featuring our Signature Specification, these new homes benefit from a range of upgrades as standard and energy efficiency measures to help you live more sustainably. The village of Badsey lies 2 miles from the market town of Evesham and is within easy reach of Honeybourne and Broadway. Badsey is a thriving community with a church, primary school, village store, butcher and two public houses. There are mainline train stations to London Paddington in nearby Evesham and Honeybourne.

#### SIGNATURE SPECIFICATION

All the homes at Pippin Place have been crafted with quality materials to showcase the very best in design. Our Signature Specification includes a range of upgrades included as standard. Buyers will benefit from :

- Karndean flooring to relevant rooms
- AEG/Zanussi/Electrolux kitchen appliances
- Oak-faced contemporary internal doors
- Roca and Hansgrohe sanitaryware
- Mirrored wardrobes to all principal bedrooms
- EV Car Chargers
- Solar Panels

#### HALL

7'2" x 4'11"

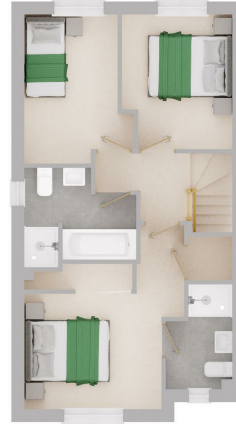
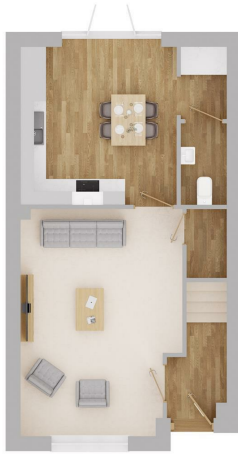
#### LIVING ROOM

17'4" x 12'5"

#### KITCHEN

12'1" x 12'1"





WC  
6'2" x 3'3"

LANDING  
7'2" x 5'2"

BEDROOM 1  
12'1" x 11'1"

ENSUITE  
5'2" x 5'2"

BEDROOM 2  
10'2" x 8'6"

BEDROOM 3  
11'1" x 7'2"

BATHROOM  
8'6" x 6'10"

#### GEN INFO

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. Andrews Leasehold Management Ltd are in charge of the communal areas with a charge of £488 Per Annum.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

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 and is understood to not yet be assessed.

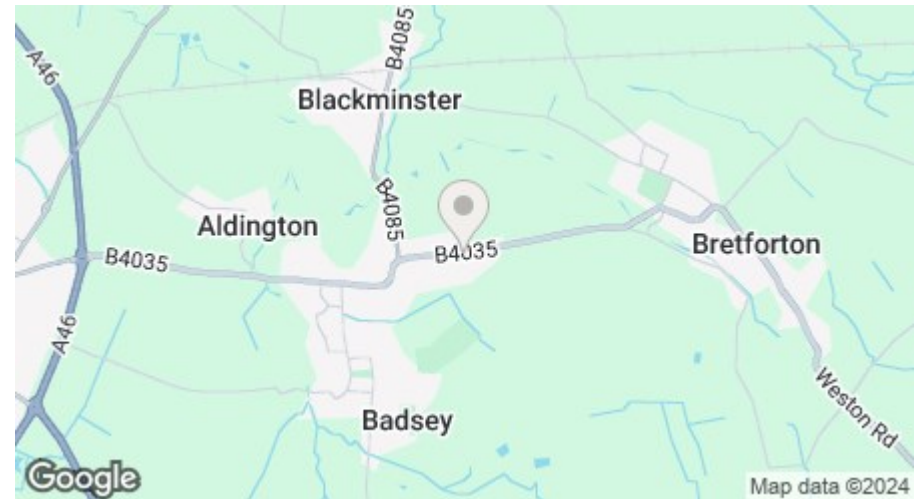
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

#### AGENTS NOTE

CGI images. INTERNAL PHOTOGRAPHS ARE AN INDICATIVE FINISH OF SIGNATURE SPECIFICATION AND ARE OF ANOTHER DEVELOPMENT.

PLANNING APPLICATION NO: W/22/02335/FUL



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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