



## 16e Teme Street

Tenbury Wells, WR15 8BA

Andrew Grant

# 16e Teme Street

Tenbury Wells, Worcestershire, WR15 8BA

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**Offers in excess of £100,000**

A characterful former pottery conversion, with a cottage garden and its own designated parking space, situated in Tenbury Wells.

## Key features

- Former pottery conversion
- Stone and brick construction
- Easy access to the town centre
- Two entrances to the property
- Living room with fireplace
- Kitchen with vaulted ceiling
- Double bedroom
- Modern shower room
- Enclosed cottage garden
- Designated parking space

Freehold / 396 sq ft





Once a former pottery, that was converted to create a characterful conversion, this property is a combination of stone and brick construction with a clay tiled roof, tucked away behind Teme Street offering easy access to the town centre.



## Living Room

As you enter the property through a part glazed wooden door, you step into a living room with stairs leading up to the first floor. The living room has a feature brick fireplace, purely decorative, with an electric effect log-burning stove.



A Kyros Rointe electric heater and a storage heater complete the living room. Steps lead up from the living room to the kitchen, creating a seamless transition between the two spaces for easy access and flow within the home.



## Kitchen

The kitchen has a vaulted ceiling with a feature wooden beam, adding character to the space. Floor and wall-mounted kitchen units, paired with a granite effect laminate worktop, offer ample storage and workspace. A one and a half bowl stainless steel sink with a drainer and a chrome kitchen mixer tap provide functionality and style.



The kitchen is equipped with a built-in Beko single oven and a 4-zone induction hob with an extractor hood above. There is also convenient space allocated for a washing machine and fridge freezer. A stable door provides an additional access point to the garden, enhancing the seamless indoor-outdoor flow of the home.



## Bedroom

The stairs lead up to the first floor, revealing a double bedroom with a wide window that overlooks the rear garden and a built-in cupboard offering storage space.



## **Bathroom**

Adjacent to the bedroom is a shower room, where the walls and flooring are clad in light grey tiles. A stylish white vanity unit provides discreet storage for toiletries, while a chrome electric towel radiator keeps towels warm and dry. The shower enclosure itself features a Triton T80 electric shower.





## Garden

The garden of the cottage is surrounded by stone walling and wooden fencing, creating a tidy enclosed space. Within this garden, you will find a shed, a lawn area and a variety of dispersed shrubs.



## Parking

Access to the property is gained through a private road that connects to the public car park located behind Tenbury Library. This road leads to a shared car park and includes a designated parking spot for the property.



### **Location**

Tenbury Wells, a delightful market town renowned for its history and scenic beauty, offers an array of amenities. Quaint shops, traditional pubs, and cosy cafés line its historic streets, creating a charming atmosphere. The town also provides leisure and educational facilities.

Worcestershire boasts an array of exceptional schools, encompassing both private and public sectors. The Cathedral City of Worcester hosts esteemed private institutions like the Royal Grammar School and King's School, contributing to a rich educational landscape.

### **Agent's Notes**

There is a pedestrian right of way from the car park over 16C, leading to the enclosed and part stone walled cottage garden of 16E.

The title to the property is part absolute title and part possessory title. The possessory title part resulted from an acquisition of the dwelling and garden land in 2010 by the seller and which culminated in an adverse possession claim to Land Registry following inconsistent mapping with the OS plan. Full details will be provided with the contract pack.

### **Services**

Mains water, drainage and electricity.

Electric heating.

Living Room: Kyros Rointe electric heater.

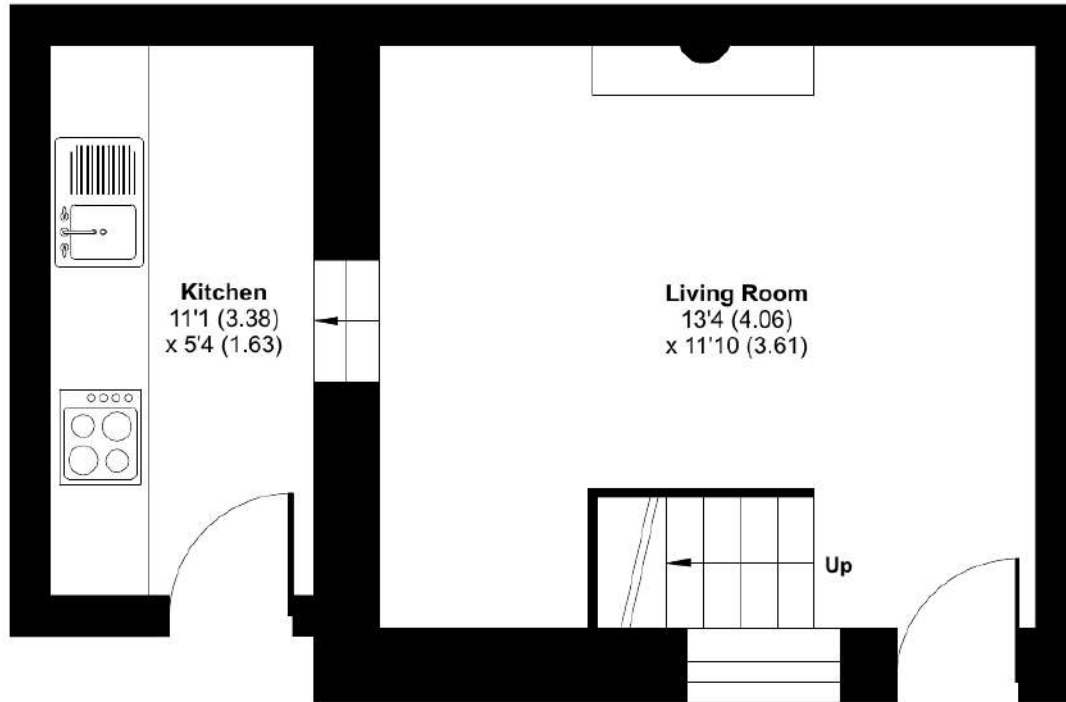
Bedroom: Igenix electric heater.

**Council Tax - Band A**

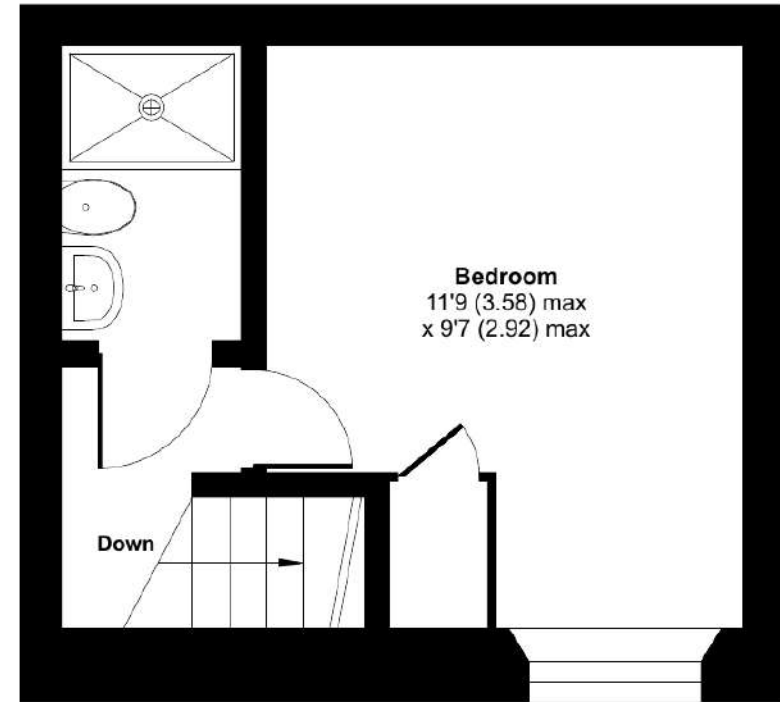
# Teme Street, Tenbury Wells, WR15

Approximate Area = 396 sq ft / 36.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1126180



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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