



**nick tart**

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2 Riverside Bungalows, Severnside, Highley



A recently constructed chalet style lodge in this most picturesque of riverside locations, available with no upward chain.

Occupying an elevated position the property sits on a large plot with wonderful gardens and the renowned Severn Valley Railway travels behind it, replacing an older unit the property was constructed in 2014 and therefore is very energy efficient and has been maintained to a very high standard.

Comprising in brief of an open plan sitting/dining room and kitchen with French doors opening to the garden whilst a wood burner provides an attractive, yet practical feature. Two double bedrooms are both served by their own en-suite bathrooms. UPVC double glazing can be found throughout whilst heating is by way of electric wall mounted heaters.

Having a high degree of privacy the property has gardens to the front, sides and rear offering plenty of outside space to be enjoyed all year round.

Lovely views to the front and communal parking is nearby.

The property is offered as freehold with each of the twenty two properties having an equal share in the freehold (the company operates as 'The Highley Bungalow Company') whilst the only contribution is a £200 p/a charge for maintenance of the communal areas.

Situated a short distance from Highley's many amenities and recreational facilities such as the Severn Centre, Highley Golf Course, fishing, country walks and local shops.

#### Directions

From Bridgnorth take the B4555 for Highley. Proceed through the village passing the parade of shops. Cross over the mini-roundabout then take the 2<sup>nd</sup> left into Station Road. Follow Station Road taking the 3<sup>rd</sup> left turn into Severnside. Proceed past the pub and row of terraced cottages then turn left and follow the track. The property The post code for the property is WV16 6NU.

GUIDE PRICE £239,950





#### Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

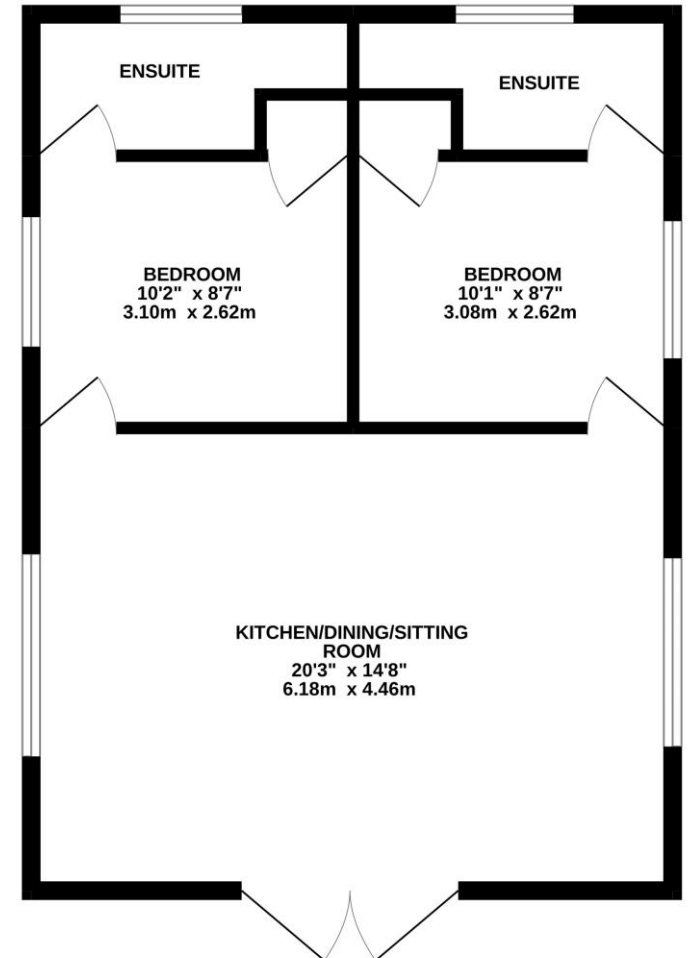
#### Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

#### .Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

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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