



4 Woodcot Park  
Wilmcote  
Stratford-Upon-Avon  
CV37 9XT  
Offers In Excess Of £180,000



Nestled in the charming Woodcot Park, Wilmcote, this delightful park home offers a perfect blend of comfort and convenience. The property briefly comprises a reception area, living room, kitchen/dining room, utility room, three bedrooms—with the master having an en-suite shower room and walk-in wardrobe—and a family bathroom.

Living in Woodcot Park means you can enjoy the tranquility of a park home lifestyle while being just a stone's throw away from the historic town of Stratford-Upon-Avon. Known for its rich cultural heritage, this area offers a variety of amenities, including shops, restaurants, and beautiful parks, making it an ideal location for both relaxation and recreation.

#### **Entrance/Reception Room**

10'8" x 17'10" (3.27m x 5.44m)

A spacious reception area with doors leading to all rooms.

#### **Living Room**

12'10" x 19'1" (3.92m x 5.82m)

Having three windows, two overlooking the front elevation and one to the side and a central electric fireplace.

#### **Kitchen/Dining Room**

6'6" x 25'5" (2.00m x 7.75m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, a gas hob and double oven with grill. Door leading to;

#### **Utility Room**

8'5" x 5'2" (2.57m x 1.60m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, space and plumbing for a washing machine and external door.

#### **Bedroom One**

10'5" x 10'2" (3.18m x 3.10m)

A generously sized double bedroom with doors leading to;

#### **En-suite Shower Room**

5'10" x 6'0" (1.78m x 1.84m)

Having a three piece shower suite, with shower, WC and hand basin. Frosted window to the side elevation.

#### **Walk-in Wardrobe**

4'8" x 6'0" (1.44m x 1.84m)

#### **Bedroom Two**

10'4" x 10'0" (3.17m x 3.07m)

A generously sized double bedroom.

#### **Bedroom Three**

7'6" x 5'10" (2.31m x 1.78m)

Having a multitude of uses, study or bedroom.

#### **Bathroom**

7'6" x 10'0" (2.31m x 3.07m)

Having a three piece walk-in bath, WC with hand basin set into vanity unit with mirror above and extractor fan. Ceramic tiles to all four walls.

#### **Additional Information**

Services:

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 64 Mbps and highest available upload speed 14 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band A

Conditions: The property is subject to the following conditions: Respective purchasers must be 50+ years of age, one cat or dog is permitted to each unit, no resident children, no letting of the property. All properties are subject to an open-ended park home agreement, with a ground rent of approximately £208 per calendar month.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

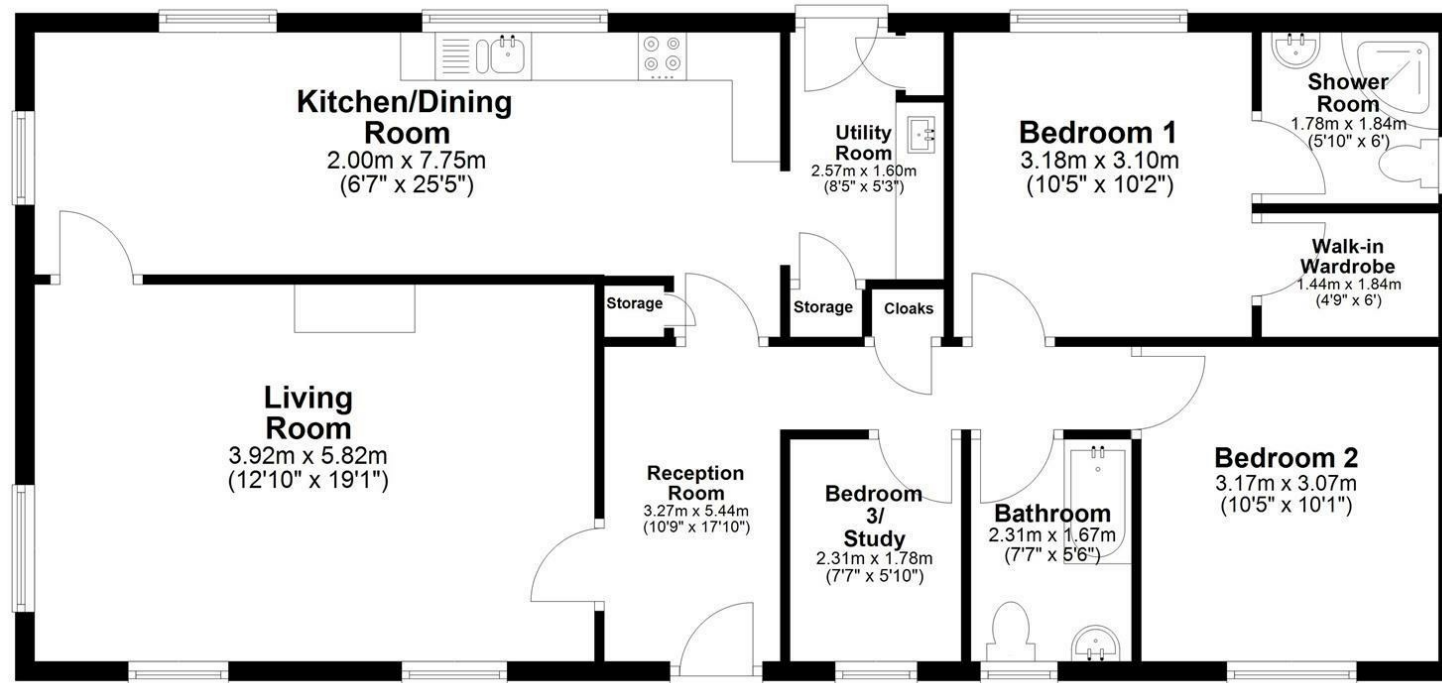
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD  
Reg. No. OC326726.



## Park Home Bungalow

Approx. 95.4 sq. metres (1026.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)





