

35 Meadowbrook Court, Twmpath Gobowen SY10 7HD



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £118,000

The features

- LARGE 2 BEDROOM BUNGALOW
- LOUNGE/ DINING ROOM, CONSERVATORY
- UNDERFLOOR HEATING THROUGHOUT THE PROPERTY
- KITCHEN , UTILITY, GARAGE
- ENERGY PERFORMANCE RATING
- INDEPENDENT LIVING IN RETIREMENT COMPLEX FOR OVER 55'S
- 2 DOUBLE BEDROOMS AND BATHROOM
- RECEPTION HALL WITH CLOAK CUPBOARD
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



*** SPACIOUS 2 BEDROOM RETIREMENT BUNGALOW ***

An opportunity to purchase this deceptively spacious 2 bedroom retirement bungalow occupying an enviable position on this purpose built development which offers close care facilities if required.

Situated within its own grounds in a beautiful semi rural setting and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

Affording independent living accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Conservatory, Kitchen, large Double Bedroom and additional Bedroom/Dining Room. The property has its own personal Garage and enclosed Garden and is set within lovely communal grounds.

Having the benefit of enclosed garden, underfloor heating and double glazing throughout.

Offered for sale with no upward chain, viewing is highly recommended.

Property details

LOCATION

Meadowbrook Court is ideally situated in Gobowen on the outskirts of Oswestry. Situated within its own grounds in a beautiful semi rural setting and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. The nearby village of Gobowen has a number of facilities including orthopaedic hospital, convenience store, public houses, primary school and main line railway,

ENTRANCE HALLWAY

Covered entrance leads into the Entrance Hallway with door opening to cloak cupboard. Further door opening to airing cupboard housing emersion tank. Access to roof space, LVT flooring, assistance pullcord and doors leading off,

LOUNGE/ DINING ROOM

A well lit room with windows to the front and side aspect and door leading through to Conservatory. Electric fire with surround and hearth, coved ceiling.

DINING AREA- With ample space for dining seating, archway leading into,

KITCHEN

The kitchen has been fitted with a range of base level cream shaker style fronted units comprising of cupboard and drawers with work surface over. Single drainer sink set into base level units with window above overlooking the side aspect. Integrated oven/ grill with space above for microwave, four ring electric hob set into base unit with extractor good over. Partially tiled walls and further range of wall mounted units. Space beneath work surface.

CONSERVATORY

With door leading off the Lounge/ Dining Room into uPVC conservatory with warm roof. Door leading out to Rear Garden. Newly fitted in 2023.

BEDROOM 1

With window to front aspect. LVT flooring and fitted wardrobe.

BEDROOM 2

With window to the Rear Aspect, and double opening doors leading into the Lounge.

BATHROOM

Suite comprising of panelled bath with electric assistance seat, separate shower with tiled walls and shower screen. WC and wash hand basin, partially tiled walls. Heated towel rail.

CLOAKROOM

With WC and wash hand basin.

GARAGE/ UTILITY SPACE

Utility Room with wash hand basin along with amenities

and space for washing machine and tumble dryer. Conservatory with electric operated up and over door.

OUTSIDE

To the front of the property there is covered access leading to the front door. The Rear Garden has been laid with slabs for ease of maintenance with raised flower borders. Enclosed with brick wall and gate leading out to the driveway providing off road parking,

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, with 69 years remaining on the lease. There is a service charge of approximately £560 per calendar month payable. The property is also subject to ground rent of £100.00 per annum for the first 25 years and thereafter increased by £50.00 every 25 years. (As of August 2023). This will need to be verified with your solicitor during pre contract enquires.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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