



Connells

Plough Croft
Long Meadow



Property Description

Nestled in a cul-de-sac of Long Meadow, Warndon Villages this well-presented detached home offers ample living accommodation with having sitting room, dining room plus kitchen with utility room. The property is also accompanied by a fully functioning annexe with kitchenette, sitting room and double bedroom with en-suite.

Upstairs offers master bedroom with en-suite shower room, three further bedrooms all fitted with wardrobes and family bathroom. Outside offers a block paved driveway to the front with gated access to car port and enclosed rear garden being equipped with garden room.

This property is offered with no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The

buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages. The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

Ground Floor

Entrance Porch

uPVC door to entrance hall, ceiling light.

Entrance Hall

Stairs to first floor, doors to dining room, ceiling light, storage cupboard, Hive thermostat.

Sitting Room

10' 10" x 19' (3.30m x 5.79m)

Front facing double glazed bay window, French doors to rear, two ceiling lights, radiator.

Dining Room

9' 9" x 7' 1" (2.97m x 2.16m)

Rear facing double glazed window, French doors to entrance hall, ceiling light, built in units.

Kitchen

9' 10" x 12' 7" (3.00m x 3.84m)

Rear facing double glazed window, fitted kitchen with a range of eye level and floor mounted units, built in oven, wine cooler, built in dishwasher, hob with cooker hood over, one and a half bowl sink drainer unit, space for fridge freezer, spotlights.

Utility Room

5' 6" x 7' (1.68m x 2.13m)

uPVC glazed door to rear, floor mounted units, one and a half bowl sink drainer unit, washing machine, ceiling light.

Cloakroom

Rear facing double glazed window, WC, wash hand basin, ceiling light, towel radiator.

First Floor Landing

Front facing double glazed window, doors to all bedrooms and bathroom, ceiling light, access to loft space via hatch, storage cupboard.

Bedroom One

11' 11" x 12' 3" (3.63m x 3.73m)

Rear facing double glazed window, door to en-suite, ceiling light, spotlights, radiator, built in wardrobes.

En-Suite

Front facing double glazed window, WC, wash hand basin, shower, shaver point, ceiling light.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Rear facing double glazed window, ceiling light, radiator, built in wardrobe.

Bedroom Three

8' 1" x 11' (2.46m x 3.35m)

Front facing double glazed window, ceiling light, radiator, built in wardrobe.

Bedroom Four

8' 7" x 7' 6" (2.62m x 2.29m)

Rear facing double glazed window, ceiling light, radiator.

Bathroom

Front facing double glazed window, WC, wash hand basin, shower, bath, ceiling light.

Annexe

Sitting Room

8' 2" x 16' 3" (2.49m x 4.95m)

French doors to rear, front facing double glazed window, spotlights, radiator.

Kitchen

9' 8" x 9' 10" (2.95m x 3.00m)

Front facing double glazed window, fitted kitchen with floor mounted and eye level units, built in oven, hob with cooker hood over, washing machine, space for fridge freezer, single sink drainer unit, spotlights, radiator.

Bedroom

8' 2" x 11' 2" (2.49m x 3.40m)

Front facing double glazed window, spotlights, loft hatch, radiator.

En-Suite

Rear facing double glazed window, electric shower, WC, wash hand basin, spotlights, towel radiator.

Outside Front

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, gated access to the rear.

Outside Rear

To the rear of the property there is an enclosed wrap around garden, decked area, garden shed and access to outbuilding.

Outbuilding

20' 8" x 13' 1" (6.30m x 3.99m)

Two French doors to front and side, two front facing double glazed window, power, lighting.

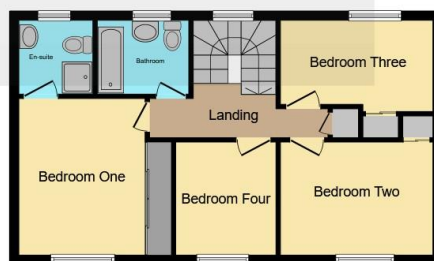
Services

All mains are connected to the property.





Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Directions to this property:

From the Connells Warndon Villages office turn right onto Mill Wood Drive and follow the road down to the junction. Turn left on Plantation Drive and then take the second exit onto Marsh Avenue. Follow the road for some time and then turn left where Marsh Avenue then leads onto Plough Croft, the property will be on your left hand side.

EPC Rating: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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