

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RECENTLY CONSTRUCTED INDIVIDUAL DETACHED CHALET STYLE PROPERTY IN A POPULAR VILLAGE LOCATION BENEFITTING FROM LPG CENTRAL HEATING AND DOUBLE GLAZING WITH FLEXIBLE OPEN-PLAN LIVING SPACE, 3/4 BEDROOMS, TWO BATH/SHOWER ROOMS, LANDSCAPED GARDEN, DETACHED GARAGE WITH DRIVEWAY PARKING. EPC A.

New Bungalow At Tel Mandhar - Guide Price £450,000

Beach Lane, Bromsberrow Heath, Ledbury, Gloucestershire, HR8 1PQ



New Bungalow At Tel Mandhar

Location & Description

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

A new individual detached chalet-style property offering flexible three / four bedroomed accommodation with spacious open-plan living and two bath/shower rooms, situated within the popular village of Bromsberrow Heath.

The well appointed property benefits from LPG central heating, 20 solar panels and double glazing with accommodation comprising to the ground floor an attractive oak framed porch, spacious open-plan living/dining/kitchen with bi-fold doors leading to the garden, two bedroom/ reception rooms and a family bathroom. To the first floor is the master bedroom with attractive Juliet balcony, a further double bedroom and shower room.

Outside the property enjoys an attractive landscaped wrap around garden with a decked terrace. A gated gravelled driveway provides ample parking with access to detached garage.

The agent recommends an early inspection to appreciate this attractive new home.

ACCOMMODATION

Entrance Porch

Oak framed covered porch with outside light.

Reception Hall

Welcoming and spacious with oak wood effect flooring. Stairs to first floor. Radiator. Pendant light fitting. Storage cupboard with solar panel controls and fuse box. Oak and glazed double doors opening to:

Open Plan Kitchen/Dining/Living 6.66m (21ft 6in) x 4.73m (15ft 3in)

Sociable open-plan space with bi-fold doors opening onto a decked terrace and multi-aspect double glazed windows. Oak wood effect flooring. TV point. Radiator.

Kitchen well appointed with a range of contemporary base and eye-level units with worksurfaces / upstands over. Tall larder unit housing central heating boiler. Composite Belfast style sink with mixer tap. Integrated appliances to include **FRIDGE/FREEZER, DISHWASHER, BOSCH ELECTRIC OVEN WITH INDUCTION HOB OVER, EXTRACTOR FAN, BOSCH EYE LEVEL MICROWAVE.** Ceiling down lights.

Bathroom

Well appointed with a white suite comprising shower bath with glazed shower screen, raindrop shower with hand held attachment. Vanity unit with WC and wash hand basin. Ladder radiator. Matching wall





and floor tiling. Double glazed window to rear with obscured glass. Ceiling down lights. Extractor fan.

Bedroom3/Reception Room 3.49m (11ft 3in) x 3.07m (9ft 11in)

With double glazed window to rear. Oak wood effect flooring. Radiator. Pendant light fitting.

Bedroom 4/Reception Room 3.20m (10ft 4in) x 3.07m (9ft 11in)

With double glazed window to front. Oak wood effect flooring. TV point. Radiator. Pendant light fitting.

1st Floor Landing

With Velux window. Carpet. Useful fitted eaves storage. Utility cupboard with plumbing for washing machine. Access to roof space. Doors to :

Bedroom 1 4.03m (13ft) x 3.30m (10ft 8in)

With attractive Juliet balcony with French doors overlooking the garden to the rear. Further window to side. Carpet. Eaves storage. Radiator. TV point.

Bedroom 2 4.73m (15ft 3in) x 3.02m (9ft 9in)

With double glazed window to front. Radiator. Carpet. TV point.

Shower Room

With matching wall and floor tiles. Power shower. WC and vanity unit with wash hand basin. Ladder radiator. Velux window. Two ceiling spot lights. Extractor fan.

Outside

The property is approached from a tarmac driveway and five bar gate leading to a generous gravelled parking area and **DETACHED GARAGE** 14'11" x 9'0" with electric roller door, two windows to side, light and power.

The enclosed garden wraps around the property, laid to lawn with an attractive paved and stone pathway running along the perimeter. The addition of decked terrace from the kitchen/ dining room is a lovely place to enjoy a drink with friends and family.

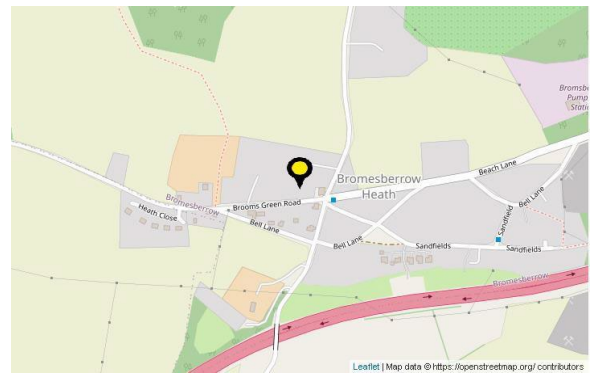
Agents Notes

N.B some images have been digitally staged.



Directions

From Ledbury take the A417 towards Gloucester. Continue for approximately 4 miles and take the second right hand turn to Bromsberrow Heath, signposted Beach Lane. Continue towards the centre of the village and the drive to the new property is to the right of Tel Mandhar(existing bungalow)



Services

We have been advised that mains ELECTRICITY, WATER AND DRAINAGE are connected to the property. Heating is via LPG (UNDERGROUND TANK) There are 20 SOLAR PANELS INSTALLED (8kw) This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

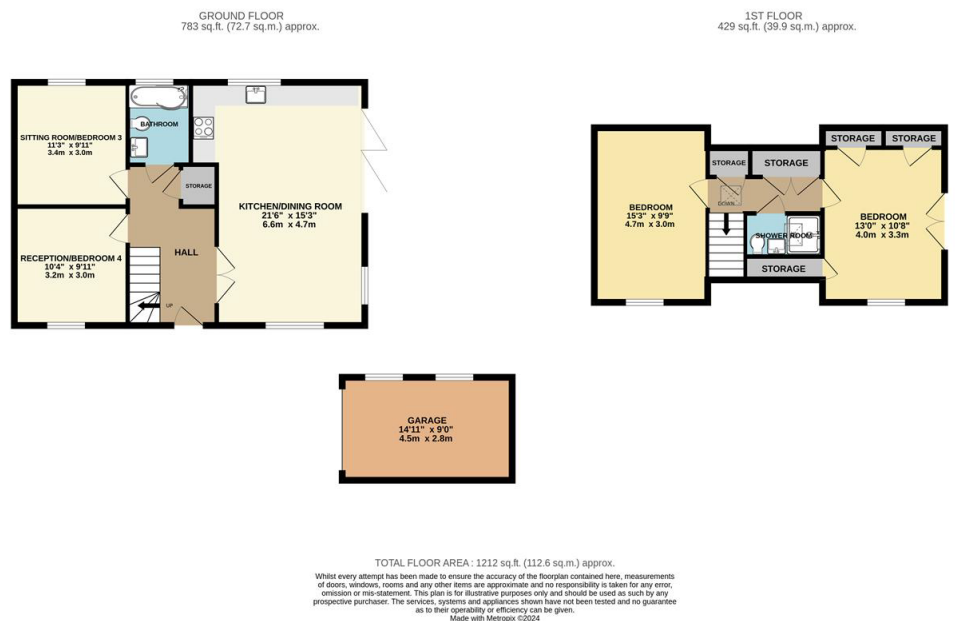
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

TBC

EPC

The EPC rating for this property is A (97).



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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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