



**AN OPPORTUNITY TO PURCHASE A 40% SHARE OF THE EQUITY (SUBJECT TO CRITERIA AND ACCEPTANCE FROM PLATFORM HOUSING)**

**A MODERN WELL APPOINTED SEMI DETACHED HOUSE SITUATED IN A VERY PLEASANT CUL DE SAC WITHIN THE FAVOURED VILLAGE OF COLWALL AND HAVING THE BENEFIT OF AIR SOURCE CENTRAL HEATING AND DOUBLE GLAZING WITH 2 DOUBLE BEDROOMS, OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN ENJOYING A FINE OUTLOOK OVER MEADOWS. EPC C**

## Covent Gardens - Guide Price £115,000

10 Covent Gardens, Colwall, Malvern, Herefordshire, WR13 6FA



# 10 Covent Gardens

## Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

An opportunity to purchase a 40% share of the equity on the Platform Housing shared ownership scheme (subject to criteria and acceptance from Platform Housing).

10 Covent Gardens comprises a modern well appointed semi detached house constructed in 2012 and occupying a very pleasant position in a small cul de sac development within the much sought after village of Colwall.

The accommodation benefits from air source central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, fitted kitchen and a sitting room. On the first floor there are two double bedrooms and a bathroom.

Outside there are two allocated parking spaces and an established garden which is enclosed to the rear and enjoys a pleasant outlook over adjoining meadows.

Accommodation with approximate dimensions as follows:

### Canopy Porch

With outside light.

### Reception Hall

With Double glazed front door. Built-in cloak cupboard. Double radiator. Wood effect flooring. Stairs to first floor.

### Cloakroom

Having a white suite comprising a wash basin with tiled splash back and a WC. Single radiator. Double glazed window to front. Tile effect flooring.

### Sitting Room 4.44m (14ft 4in) x 3.77m (12ft 2in)

With matching wood effect flooring. Two double radiators. TV/FM aerial point. Built-in understairs cupboard. Double glazed French doors with glazed side panels opening to the rear garden.

### Kitchen 4.34m (14ft) x 2.22m (7ft 2in)

Well fitted with a range of contemporary cream units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Tall storage cupboard. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring electric hob and stainless chimney hood over. Plumbing for washing machine. Space for fridge freezer. Double radiator. Double glazed window to front.





## Landing

### Bedroom 1 4.44m (14ft 4in) max x 3.10m (10ft) max

With airing cupboard housing the hot water cylinder. Double radiator. Access to roof space. TV/FM aerial and telephone points. Double glazed window to rear with pleasant countryside views.

### Bedroom 2 4.44m (14ft 4in) max x 3.51m (11ft 4in) max

With double radiator. TV/FM aerial and telephone points. Double glazed window to front. Fitted storage unit with hanging rail and shelving.

## Bathroom

Fitted with a white suite comprising a panelled bath with shower attachment, tiled surrounds, wash basin and a WC. Shaver point. Single radiator. Ventilator. Tiled floor.



## Outside

To the front of the property there is a small area of garden being well stocked with a selection of plants and shrubs. A gated pathway to the side of the house gives access to an enclosed low maintenance rear garden which is arranged with raised vegetable beds, bark chippings and a paved terrace. The garden backs onto a meadow and enjoys a very pleasant outlook. There is an outside light. Three garden sheds are included in the sale.

There are two allocated parking spaces to the front of the property.



## Directions

From the Colwall office turn left and proceed up Walwyn Road. Take the second turning on the left by the small green, immediately turn right and immediately left into Brockhill Road (sign posted The Downs School). The entrance to Covent Gardens will then be located on the left hand side. No. 10 is then located in the right hand corner.



## Services

We have been advised that mains water, electricity and drainage are connected to the property. Central Heating is via an air source heat pump. 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 infer 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 Leasehold with a 125year lease from October 2012. The remaining 60% share of the equity will be rented from Platform Housing. Current rent is £434.69pcm (which is understood to include the service charge). Purchasers will need to qualify for shared ownership and be approved by Platform Housing.

## 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 purchases/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 formerly 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) or Colwall Office (01684 540300)

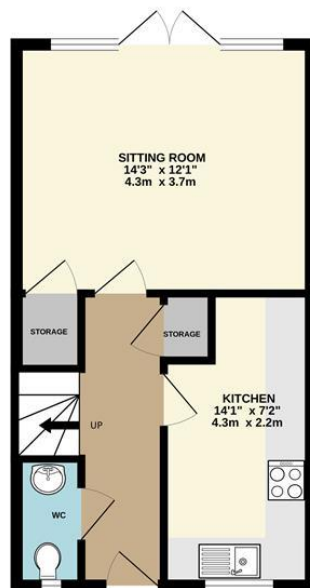
## Council Tax

COUNCIL TAX BAND "C"

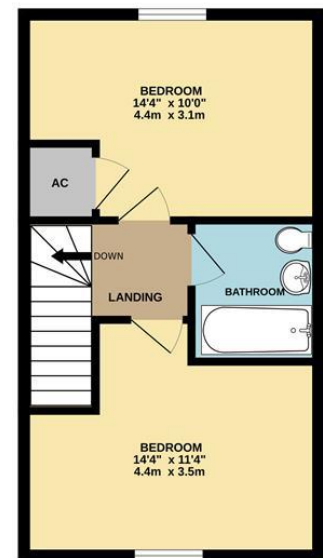
## EPC

The EPC rating for this property is C (73).

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metagen 12/2014

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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