

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS THREE BEDROOMED DETACHED BUNGALOW CONVENIENTLY SITUATED IN THE FAVOURED VILLAGE OF COLWALL, BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH GARAGE AND WRAP AROUND GARDEN. NO ONWARD CHAIN.**

**EPC - D**

## 5 Oak Drive – Guide Price £490,000

Colwall, Herefordshire, WR13 6RA





## 5 Oak Drive

### 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

A spacious three bedroomed detached bungalow situated in a popular residential area in the desirable village of Colwall.

The well-presented accommodation benefits from gas central heating and double glazing with accommodation comprising an enclosed porch, reception hall, cloakroom, L shaped sitting room with dining area, kitchen, rear porch, three bedrooms and bathroom.

There is a garage with useful utility area, additional driveway parking and pleasant landscaped garden.

The accommodation with approximate dimensions is as follows:

### Enclosed Porch

With sliding double glazed door.

### Reception Hall

A UPVC obscure glazed front door. Two ceiling light points. Wall mounted radiator. Access to roof space. Large built-in cupboard. Carpet.

### Cloakroom

With wash basin and tiled splashback. WC. Shaver point. Single radiator. Double glazed window to front aspect.

### Sitting Room with Dining Area 21'1 x 20'1

L shaped living room with dining space. Four wall mounted light points. UPVC double glazed windows to the side and rear aspects. UPVC double glazed door and window unit to the side aspect opening onto the garden patio. Three wall mounted radiators. built in cupboards. Gas fireplace set in a marble surround with a marble hearth. Carpet. Door leading into Kitchen.

### Kitchen 15'3 x 7'4

6 Spot down lights. Wooden framed single glazed window and door into Rear Porch. A range of wall units comprising one and a half bowl stainless steel sink. Electric double oven and four ring electric hob, space for Fridge/Freezer. Tiled flooring. Radiator.







### **Rear Porch**

UPVC Double glazed opening onto rear garden. Tiled flooring.

### **Bedroom 1 11'6 x 11'4**

Ceiling light point. Built in wardrobe. UPVC double glazed window to rear aspect. Radiator. Carpet.

### **Bedroom 2 13'11 x 9'5**

Ceiling light point. Radiator. UPVC double glazed window to front aspect. Carpet.

### **Bedroom 3 13'9 x 9'5**

Ceiling light point. Built in wardrobe. UPVC double glazing to front aspect. Radiator. Carpet.

### **Bathroom**

Two spot down lights. UPVC obscure glazed window to front aspect. Walk in 'Mira' double shower and panelled backsplash. Low level toilet. Ceramic sink. Radiator. Carpet. Extractor fan.

### **Garage 16'10 x 15'2**

Gas and Solar Panel meters. Two strip lighting bars. Canopy door. Utility area with space for washing machine and Tumble dryer.

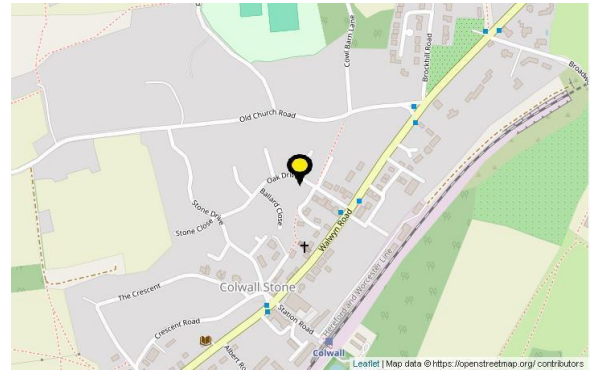
### **Garden**

A paved rear patio with area laid to lawn and a range of mature shrubs and plants. Two rear sheds. Wrapping around the property to a landscaped patio and rockery with gated side access.

A driveway and front garden laid to lawn.

## Directions

From the agents Colwall office turn left and proceed up Walwyn Road. After a short distance turn left into Oak Drive and the property will be located on the right hand side.



## Services

We have been advised that mains services are connected to the property. 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) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (56).

GROUND FLOOR  
1276 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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 leasees 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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