

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED TOWNHOUSE SET OVER THREE FLOORS IN A CUL-DE-SAC CLOSE TO THE AMENITIES OF MALVERN LINK OFFERING FOUR BEDROOMS (ONE WITH EN-SUITE) AN EASY TO MAINTAIN REAR GARDEN, OFF ROAD PARKING AND GARAGE EN-BLOC. EPC "C"

Peak View - Guide Price £275,000

7 Peak View, Malvern, Worcestershire, WR14 1LU

4 1 2



7 Peak View

Location & Description

7 Peak View is situated in a cul-de-sac and is ideally located for good local amenities.

The centre of Malvern Link which is within easy access has a wide range of facilities including shops, restaurants, takeaways, supermarkets, bank, Post Office and Doctor and Dental surgeries. On the outskirts of Malvern Link is the retail park with numerous outlets to include Morrison's, Marks & Spencer, Boots, Next and many other well known brands.

Great Malvern is renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema. There are many sporting facilities available to include rugby and cricket clubs, the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for with Somers Park primary school close by together with Dyson Perrins secondary school as well as private schools to include the famous Malvern College and Malvern St James.

Transport communications are excellent with a mainline railway station at Malvern Link with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

Property Description

7 Peak View is a well presented four bedroom townhouse set over three floors and benefits from gas central and double glazing throughout.

The property has four bedrooms, one of which offers an en-suite. There is a small shrub border to the front and a covered porch with front door. The front door opens to

Vestibule

Wood effect flooring, pendant light fitting, radiator, burglar alarm and partially glazed door opening to

Entrance Hall

Wood effect flooring, pendant light fitting and radiator. Stairs to first floor, understairs cupboard and doors bedroom three, bedroom four and utility (all described later) Door opening to

WC

Tiled splashback, pendant light fitting, radiator and double glazed window with obscured glass to side aspect. Low level WC and wash hand basin

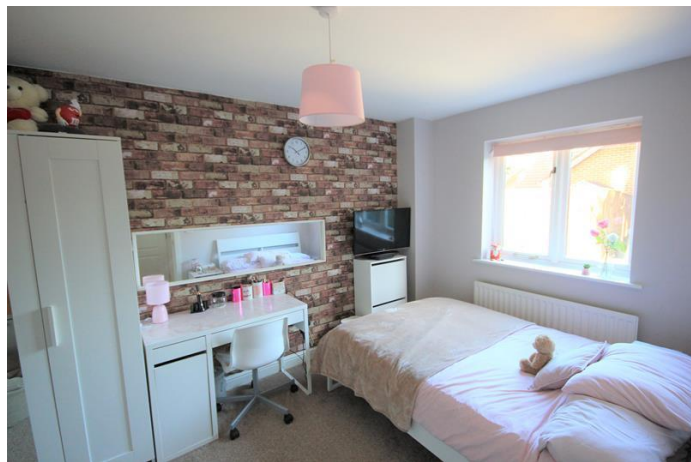
Utility 1.89m (6ft 1in) x 2.06m (6ft 8in)

Tiled floor, tiled splashback, ceiling light fitting, radiator and double glazed window. Range of base units with worksurface over and stainless steel sink with mixer tap. Space and plumbing for a washing machine, space for a tumble dryer, extractor vent and double glazed door opening to garden (described later)

Bedroom 3 2.66m (8ft 7in) x 4.08m (13ft 2in)

Carpet, pendant light fitting, radiator and double glazed window to rear aspect





Bedroom 4 2.68m (8ft 8in) x 4.78m (15ft 5in)

Carpet, pendant light fitting, radiator and double glazed window to front aspect

FIRST FLOOR

Landing

Carpet, ceiling light fitting, thermostat and double glazed window with obscured glass to side aspect. Doors opening to dining kitchen and living room (described later) and door opening to

Cloakroom

Carpet, pendant light fitting, radiator and extractor. Low level WC and wash hand basin with tiled splashback

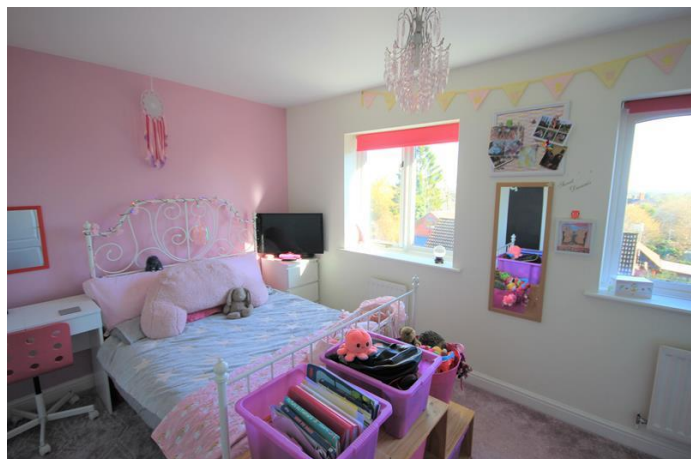
Living Room 4.93m (15ft 11in) maximum x 3.44m (11ft 1in) minimum

Carpet, two ceiling light fittings, two radiators, two double glazed windows to rear aspect and TV point

Dining Kitchen 3.82m (12ft 4in) x 4.90m (15ft 10in) maximum

Tiled floor, two ceiling light fittings, two radiators and two double glazed windows to rear aspect. Range of base and eye level units with work surface over, composite steel one and a half bowl sink with mixer tap. Integrated dual electric **OVEN**, four ring gas **HOB** with extractor over, integrated **FRIDGE FREEZER** and **DISHWASHER**. Cupboard housing Baxi combination boiler.

Breakfast bar with seating area, plus space for a dining table.



SECOND FLOOR

Landing

Carpet, double glazed window with obscured glass to side aspect, airing cupboard housing water tank and having shelving. Doors to bedroom two and bathroom (described later) Door opening to

Master Bedroom 3.41m (11ft) x 3.66m (11ft 10in)

Carpet, pendant light fitting, radiator and double glazed window to front aspect with views to the Malvern Hills. Fitted double wardrobe with hanging space and shelving. TV point and door opening to

En-Suite

Partially tiled, ceiling light fitting, double glazed window to front aspect and heated towel rail. Extractor. Low level WC, wash hand basin and shower cubicle

Bedroom 2 4.93m (15ft 11in) x 2.73m (8ft 10in)

Carpet, ceiling light fitting, light well and two double glazed windows to rear aspect. Two radiators, TV point and loft access point. Built in wardrobe with hanging space and shelving

Bathroom

Partially tiled, light well, radiator and extractor. Low level WC, wash hand basin and panelled bath with shower over



Outside

To the rear of the property is an easily maintained garden. The large patio area with shrub borders offers the perfect place for entertaining.

The remaining garden is gravelled offering more options for seating. A pathway leads to the garage

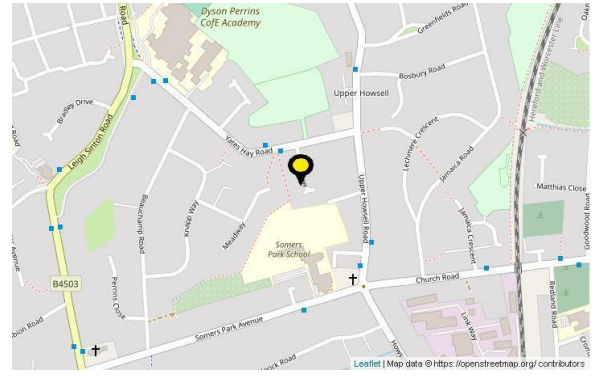
Garage

With up and over door, power, light, eaves storage and door to rear leading to pathway to rear garden



Directions

From the Agents office in Great Malvern proceed north along the A449 towards Worcester. Turn left at the traffic lights at Link Top into Newtown Road. Continue along this road until it meets Leigh Sinton Road. Proceed straight on until reaching Dyson Perrins High School and turn right into Yates Hay Road. Follow the road around and then take a turning on the right into Peak View and the property will be found after a short distance on the left hand side. To access the garage take the left turn before the property which leads behind the house.



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 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 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 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 Malvern Office, Tel: 01684 892809

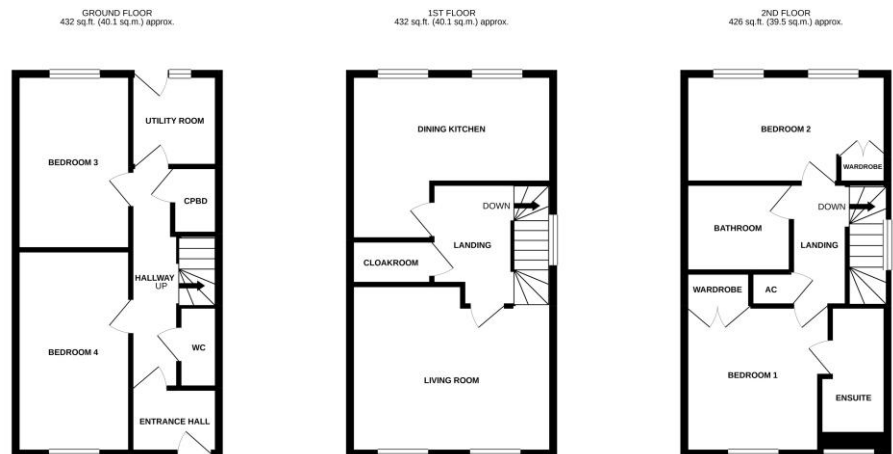
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

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



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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 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 condition or efficiency can be given.

Made with MapInfo 12.0.2

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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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

