

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED ON A SMALL EXCLUSIVE DEVELOPMENT WITHIN THE POPULAR VILLAGE OF WELLAND THIS TWO BEDROOM SEMI-DETACHED HOME IS BEING OFFERED AT 30% DISCOUNT TO A LOCAL RESIDENT UNDER A DISCOUNTED MARKET SALE, AND IS SUBJECT TO A SECTION 106 AGREEMENT (SEE AGENTS NOTE). THE HOME HAS BEEN BUILT TO A HIGH SPECIFICATION AND FINISH BY A RENOWNED LOCAL BUILDER COURT PROPERTY DEVELOPERS LTD. EPC "B"

St James Close - Guide Price £194,250

13 St James Close, Welland, Malvern, WR13 6BA



13 St James Close

Location & Description

Located in the picturesque traditional English Village of Welland, close to the Malvern Hills and on the edge of an area of outstanding natural beauty. It is a country village but close to the Spa Town of Malvern which offers that little 'extra'. Malvern is host to a number of boutique shops and restaurants. Plus many mainstream facilities including Waitrose, Morrisons and banks. Not forgetting the famed Malvern Hills and the excellent Theatre Complex, which also houses a cinema, events hall, bar, restaurant as well as the theatre. The City of Worcester is close, being only fifteen minutes by car. The Cities of Gloucester and Hereford are also within easy reach.

The village has a range of facilities including a primary school, general stores, village hall and local church.

Two mainline railway station in Malvern offer direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 and M50 motorways are close by bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for both in the public and private sectors at primary and secondary levels.

Property Description

13 St James Close is a wonderfully positioned and well presented two bedroom semi-detached house built in 2020 by the renowned local builders, Court Development Property Ltd. It was finished to an exceptionally high standard and still has a number of years remaining on its NHBC Certificate. The house is initially approached from the cul-de-sac via a shared block paved driveway where the property has two allocated parking spaces directly to the front of the property. From here a paved bath leads past a planted foregarden to the front door. The house has air-source heating and double glazing. One of the key selling points of the house is the wonderful westerly views on offer from the front up to the Malvern Hills.

The house is well presented and set over two floors offering light and airy rooms.

The accommodation in more detail comprises:

Entrance Hall

Accessed via a composite obscure double glazed front door. Ceiling light point. Radiator, wall mounted heating control point. Door to sitting room and door leading

Cloakroom

Fitted with a modern white suite of low level WC, pedestal wash hand basin with mixer tap. Ceiling light point, radiator and tiled splashbacks.

Sitting Room 5.94m (19ft 2in) x 3.44m (11ft 1in) max

A wonderful dual aspect room enjoying a double glazed window to side and a further double glazed westerly facing window with views to the Malvern Hills. Open wooden balustraded staircase to first floor with useful understairs storage cupboard. Two radiators, inset and ceiling light points. Opening through to

Dining Kitchen 2.76m (8ft 11in) x 4.42m (14ft 3in)

Positioned across the rear of the property and offering a range of cream fronted drawer and cupboard base units with chrome handles and roll edged worktop over, set into which is a one and a half bowl stainless steel sink unit with mixer tap and drainer under the double glazed window overlooking the rear garden. Matching wall units. Range of integrated appliances including a four ring electric **HOB** with stainless steel splashback and cooker hood over. Single **OVEN, FRIDGE** and **FREEZER**. Space and connection point for washing machine and dishwasher undercounter. Tiled splashbacks, two ceiling light points and radiator. Double glazed UPVC pedestrian door to garden.

First Floor

Landing

Access to loft space. Two ceiling light points and radiator. Airing cupboard housing the floor mounted pressurised hot water cylinder. Door to

Bedroom 1 2.76m (8ft 11in) x 4.44m (14ft 4in) max

Positioned to the rear of the property and being a double bedroom with two double glazed windows. Two ceiling light points, radiator and useful recess where fitted wardrobes could be installed. Door to

En-suite

Fitted with a modern low level WC with pedestal wash hand basin with mixer tap. Shower enclosure with thermostatically hand held shower over and Aquaboard splashbacks. Wall mounted shaver point, inset LED downlighters, ceiling mounted extractor fan and chrome wall mounted heated towel rail.





Bedroom 2 2.94m (9ft 6in) x 4.42m (14ft 3in)

Two double glazed window to front affording fine views up to the Malvern Hills. Ceiling light point and radiator.

Bathroom

Fitted with a white low level WC, pedestal wash hand basin with mixer tap. Panelled bath with thermostatically controlled hand held shower over. Obscure double glazed window to side, inset LED downlighters and wall mounted chrome heated towel rail.

Outside

To the rear a paved patio area leads to a central paved path leading past the astro turf lawns to either side. At the bottom of the garden there is a further larger paved area ideal for seating. The garden is enclosed by a fenced and walled perimeter with gated pedestrian access to front and rear. The garden further benefits from sensed outside light point, water tap and power sockets. To the side of the property is a further paved area where a small shed could be installed.

Purchasers Requirements

This is a Discounted Market Sale home which is subject to a Section 106 Legal Agreement, offering a 30% discount off the open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales.

Qualifying Purchaser Criteria

Prospective purchasers will need to be able to evidence that they are unable to purchase the property at the open market value and have a local connection to the area.

Local Connection – A connection with the Parish/Adjoining Parishes/District, which meets one or more of the following criteria:

- Residence – the applicant's has lived in the Parish/Adjoining Parishes/District by choice for a certain time (for six months out of the last twelve months or for three out of the last years) or;
- Work – has permanent paid employment in the Parish/Adjoining Parishes/District; or
- Family – has close family living in the Parish/Adjoining Parishes/District who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or
- Other – has a local connection to the Parish/Adjoining Parishes/District as a result of special circumstances (subject to the approval of the Housing Services Manager)

Please note, priority will be given to applicants with a local connection to the Parish of Welland. If after a certain period of time, there is no take up from anyone with a local connection to the Parish of Welland, there is a cascade arrangement in place which enables those with a local connection to the adjoining parishes (Castlemorton, Birtsmorton and Little Malvern) to be considered, followed by those with a local connection to the Malvern Hills District. There are timescales associated with this cascade arrangement, please enquire with John Goodwin Estate Agents in relation to this.

General Criteria

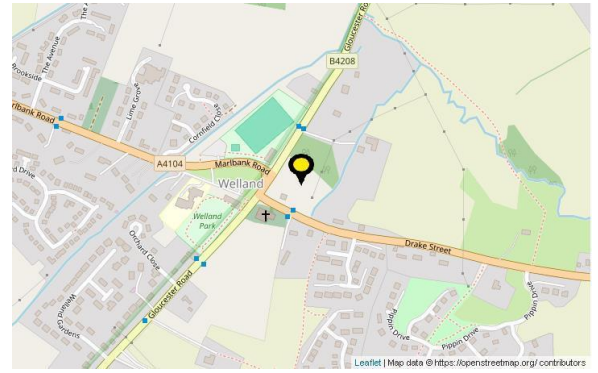
- Prospective purchasers should be 18 years or older
- A combined annual income (if purchasing in joint names, then this refers to all purchasers) cannot exceed £80,000 in the tax year immediately preceding the year of purchase
- Evidence will be required that they are unable to purchase this property at the open market valuation price
- This is to be prospective applicants sole residence
- If prospective applicants currently own/jointly own a home, this must be SSTC and they must be in a proceedable position

Applicants will need to be approved by Malvern Hills District Council. There is an application process for this. Please contact John Goodwin Estate Agents for further information.



Directions

From the agents office in Great Malvern head south along the A449 towards Ledbury. Continue for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland proceed straight over signed Upton. St James Close can be found immediately on the left.



Services

We have been advised that mains water, drainage and electric services are connected to the property. Heating is provided by way of 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 freehold.

That it is a discount market sale home, subject to a Section 106 Legal Agreement, offering 30% discount off the open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales.

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

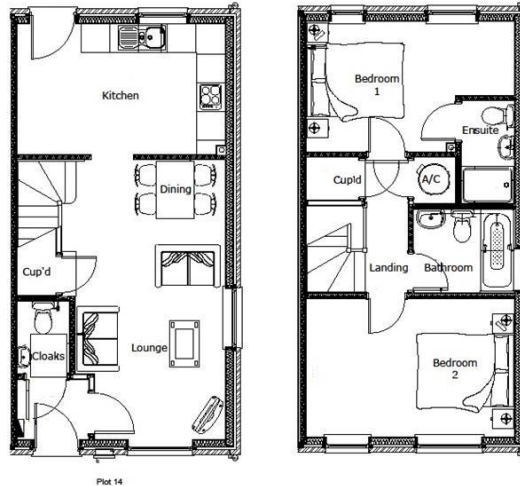
Council Tax

COUNCIL TAX BAND C

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 B (85).



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.



Malvern Office
01684 892809

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