

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXTREMELY WELL POSITIONED SEMI DETACHED PROPERTY OCCUPYING A LARGER THAN AVERAGE PLOT CLOSE TO LOCAL AMENITIES AND HAVING POTENTIAL FOR FURTHER DEVELOPMENT (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT). GAS CENTRAL HEATING, DOUBLE GLAZING, THREE OUTBUILDINGS, ENCLOSED PRIVATE GARDEN, OFF ROAD PARKING, VIEWS TO THE MALVERN HILLS. ENERGY RATING "D"

Tanhouse Lane - Guide Price £315,000

55 Tanhouse Lane, Malvern, WR14 1UB

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55 Tanhouse Lane

Location & Description

Tanhouse Lane enjoys a convenient position only about half a mile from the well served centre of Malvern Link where there are a comprehensive range of amenities including shops and banks, Lidl and Co-operative supermarkets, two service stations and takeaways. The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are particularly well catered for as the property is well served by local schools at both primary and secondary levels. Transport communications are excellent. Malvern Link railway station is only about quarter of a mile away and Junction 7 of the M5 motorway at Worcester is about seven miles.

Property Description

55 Tanhouse Lane provides spacious and versatile accommodation throughout sat in a larger than average plot, three outbuildings and a lovely view to the Malvern Hills with a south west facing aspect.

A wonderfully located semi detached home within walking distance of local amenities such as the Co-op. Set back from the road behind a walled foregarden with lawn and mature shrubs. A paved driveway offers ample parking for vehicles and gives access to a secure gate to the garden and a UPVC entrance door.

The accommodation in more detail comprises:

Entrance Hall

Stairs to first floor, quarry tiled floor, radiator, double glazed window to side and pendant light fitting. Doors to

Sitting Room 3.77m (12ft 2in) x 3.72m (12ft)

Tiled floor, ceiling light fitting, double glazed bay window to front, radiator.

Kitchen 2.73m (8ft 10in) x 2.37m (7ft 8in)

Quarry tiled floor, double glazed window with a lovely outlook over the garden. Ceiling light fitting, range of base and eye level cupboards, one and a half bowl stainless steel sink with drainer. Space for washing machine, space for cooker, boiler (less than one year old), space for fridge freezer and door to

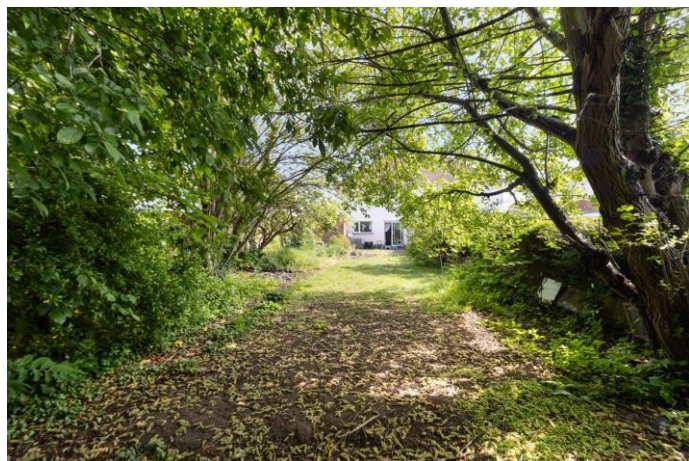
Cloakroom

Tiled effect floor, close coupled WC, extractor fan, vanity wash hand basin and wall light.

Dining Room 3.38m (10ft 11in) x 3.25m (10ft 6in)

Tiled floor, ceiling light fitting, radiator, built in storage cupboard to alcove. Double glazed sliding patio door to the garden with a lovely outlook.





First Floor

Landing

Exposed floorboards, pendant light fitting, double glazed window to side, radiator. Access to partially boarded loft space with power. Doors to

Bedroom 1 3.75m (12ft 1in) x 3.77m (12ft 2in)

Original floorboards, ceiling light fitting, radiator, double glazed window to front.

Bedroom 2 3.44m (11ft 1in) x 3.30m (10ft 8in)

Carpet, two double glazed windows to rear with views to the hills and over the garden. Radiator, pendant light fitting.

Bedroom 3 2.82m (9ft 1in) x 2.25m (7ft 3in)

Floorboards, double glazed window to front, radiator, built-in store cupboard and ceiling light fitting.

Bathroom

Exposed floorboards, obscure double glazed window to side, panelled bath with taps, pedestal wash hand basin, tiled shower cubicle with mains shower. Ceiling light fitting.

Separate WC

Obscure double glazed window, exposed floorboards, partially tiled wall, ceiling light fitting and close coupled WC.

Outside

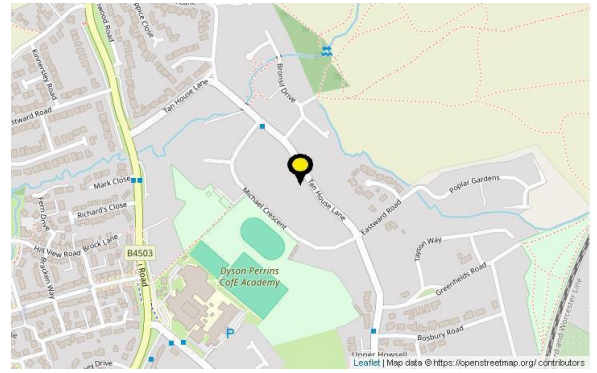
The rear garden is larger than average and can be accessed by a door from the kitchen, patio doors from the dining room and the secure gated side access.

There are three outhouses perfect to storage.

Mainly laid to lawn with a beautiful view of the Malvern Hills and pond which is home to lots of wildlife. The garden offers a private and secluded feel with a variety of mature shrubs, trees and flower giving colour throughout the year and enjoying a southwest facing aspect. There is a patio area and an external tap.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road for less than quarter of a mile to a set of traffic lights at Link Top. Turn left at these lights into Newtown Road following it round sharply to the right towards Leigh Sinton. Continue along this route into Leigh Sinton Road for approximately half a mile through a set of traffic lights before turning right into Tanhouse Lane. Follow the lane round a right hand bend passing Bronsil Drive on your left hand side and the property will be found after a short distance 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 Malvern Office, Tel: 01684 892809

Council Tax

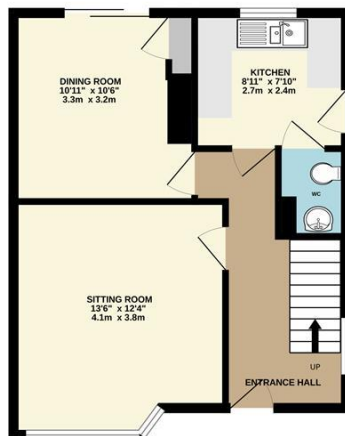
COUNCIL TAX BAND "C"

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

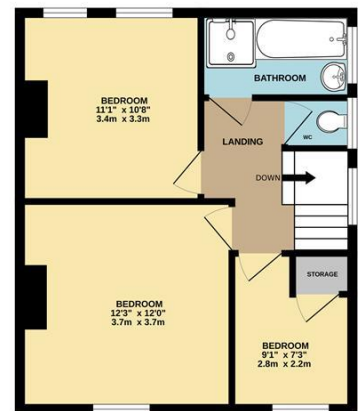
EPC

The EPC rating for this property is D (65).

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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 is given 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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