

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED DETACHED BUNGALOW OCCUPYING A WELL PROPORTIONED PLOT IN A HIGHLY DESIRABLE RESIDENTIAL AREA CLOSE TO ALL LOCAL AMENITIES, DETACHED GARAGE AND OFF ROAD PARKING. BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS. DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT. EPC RATING "D"

Tanhouse Lane - Guide Price £325,000

50 Tanhouse Lane, Malvern, Worcestershire, WR14 1UB

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50 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 is a comprehensive range of amenities including shops and banks, Lidl and Co-operative supermarkets, two service stations and takeaways. Additionally, there is also a Co-operative store

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

50 Tanhouse Lane is a wonderfully positioned, detached bungalow situated on a well proportioned plot in a highly convenient location enjoying beautifully maintained front and rear gardens and well presented accommodation throughout. 50 Tanhouse Lane also benefits from a detached garage with power and electricity and off road parking. The property was built in the 1980's and benefits from double glazing and gas central heating throughout.

The bungalow is set back from the road behind a gated block paved driveway and fenced landscaped foregarden with a pedestrian pathway leading through the gravelled sections with planted borders and maintained shrubs and trees which provide plenty of colour and maturity, including palm trees. Also leading to the driveway and secure side access to the right hand side and the storm porch with electricity and obscured double glazed front door which opens to the

Entrance Hall

With laminate flooring, radiator, boiler cupboard, ceiling light fitting, loft access point and doors to all rooms.

Kitchen 3.04m (9ft 10in) x 2.56m (8ft 3in)

Range of base and eye level units with worktop over and sink and drainer and partially tiled walls. Space for oven and fridge freezer, separate worktop with serving hatch to the dining room (described later) tiled floor, strip light, double glazed window and door opening to the garden.





Sitting and Dining Room 8.99m (29ft) x 3.66m (11ft 10in)

Both a mix of carpet and solid oak flooring throughout (which is partially covered by carpet), dual aspect double glazed window to the front and side, radiator, gas fire with feature surround and tiled hearth. Two ceiling light fittings.

Bedroom 1 4.08m (13ft 2in) x 3.04m (9ft 10in)

Carpet, double glazed window to the rear and the side, two built-in wardrobes with mirrored doors, radiator, ceiling light fitting.

Bedroom 2 3.25m (10ft 6in) x 3.02m (9ft 9in)

Carpet, dual aspect double glazed window to the front and side, radiator, ceiling light fitting.

Bathroom

Tiled floor and walls, close coupled WC, pedestal wash hand basin, panelled bath with electric shower connected, ceiling light fitting, extractor fan, obscured double glazed window to the front and chrome heated towel rail.

Outside

The rear garden is accessed by either side of the bungalow or from the kitchen door with storm porch opening on to a pathway skirting the rear. To the left hand side is the block paved driveway and to the right there is a patio area and vegetable plot with secure side and access to the detached garage. The garden has been beautifully maintained and the lawned section enjoys planted borders which provide colour throughout the year. There is external water tap and lighting.

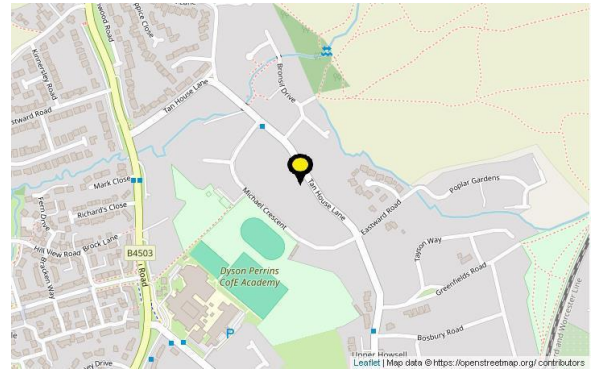
Detached Garage 5.19m (16ft 9in) x 2.79m (9ft)

Power and electricity connected. A range of base and eye level worktops and pitched roof for further storage.



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 sharply to the right towards Leigh Sinton. Continue along this route into Leigh Sinton Road for approximately half a mile and through a set of traffic lights before turning right into Tanhouse Lane. Follow this road around a right hand bend, passing Bronsil Drive on the left and the property will be found after a short distance on the left.



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

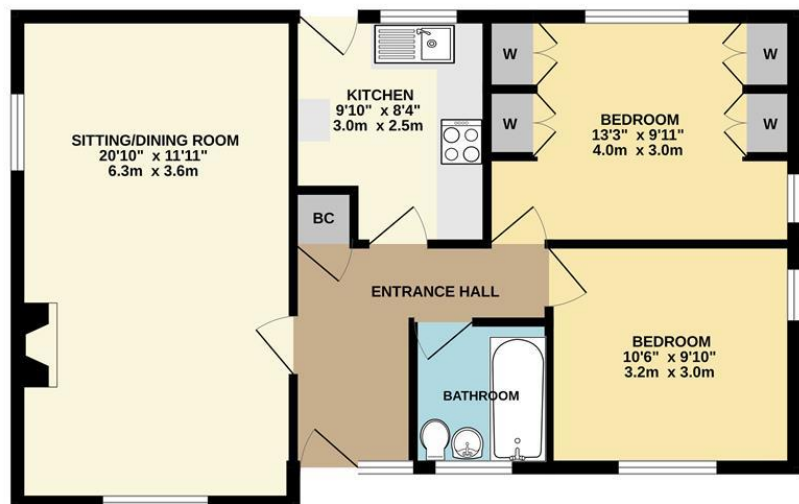
COUNCIL TAX BAND "C"

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 (54).

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 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 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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