



SAMUEL WOOD

5 Steeple Mews Pepper Lane, Ludlow, Shropshire, SY8 1YW

Asking Price £269,950



\*Stamp Duty contribution of £1,000\* This 3-storey townhouse sits centrally in this historic market town. Built in 2018 the leasehold (with a share of freehold) property has the remainder of a 10 year guarantee and is ideal for those who are looking for a lock up and go property with low maintenance and a designated secure underground parking space. Accommodation benefitting from gas fired heating and double glazing briefly includes: Entrance Hall with store and Cloakroom, good sized Kitchen / Dining Room, First Floor Landing accessing the large Living Room, Bedroom 3 and store cupboard whilst on the Second Floor there are Bedrooms 1 & 2 and a well appointed Bathroom. No onward chain. EPC - B

- 3 bedroom, 3 storey town house
- Centrally located
- Built in 2018
- Underground parking space
- Rooms of spacious proportions
- Well appointed accommodation

Pepper lane is centrally located and literally a stone's throw into Ludlow's historic town core which is renowned for its' architecture, culture and festivals. The town also benefits from a mainline railway station and a good range of facilities right on your doorstep.

Oak door opens into

### Entrance Hall

With tiled floor and oak doors into

### Boiler Cupboard

Housing the Vaillant gas fired boiler which heats domestic hot water, radiators and underfloor heating

### Cloakroom

With a suite in white of wc and wash hand basin

### Kitchen / Dining Room

With window to frontage, extensive ceiling downlighters and tiled floor. Ample room for table and chairs and room for a sofa if required. The Kitchen is nicely fitted with a modern range of matching units that include base cupboards, wall cupboards and drawers, granite work surfaces with splashbacks, 1½ bowl stainless steel sink unit, Neff gas hob with Neff double oven below, extractor positioned above, integrated dishwasher fridge and freezer, planned space and plumbing for washing machine and room for further appliance.

### First Floor Landing

With door into large walk-in storage cupboard

### Sitting Room

With window to frontage

### Bedroom 3

With window to frontage

### Second Floor Landing

### Bedroom 1

With windows to both front and rear elevations, access to roof space, fitted wardrobe cupboard with hanging rail and shelf.

### Bedroom 2

With window to frontage

### Bathroom

With modern suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over, tiled floors and splash backs.

### Outside

The property has the benefit of secure underground parking for a single vehicle. There is a small low maintenance garden, which is detached from the main house.

### Services

Mains electricity, mains water, mains drainage, mains gas to either radiators or under floor heating on the ground floor, windows are double glazed. Broadband speeds – Basic 18 Mbps, Superfast 80 Mbps, Flood Risk – No Risk.

### Agents Notes:

1. The property is Leasehold
2. 10 owners in the development will have 1/10th of the Freehold
3. Lease is 999 years running from 2018
4. Annual maintenance charge is set at £690.00 per annum including buildings insurance

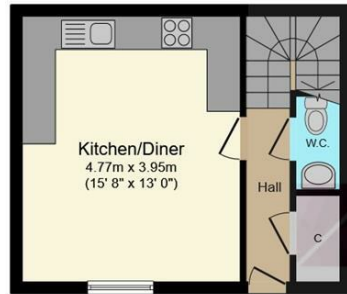
### Local Authority

Shropshire Council

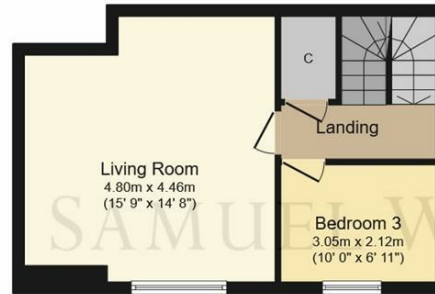
Council Tax Band - C



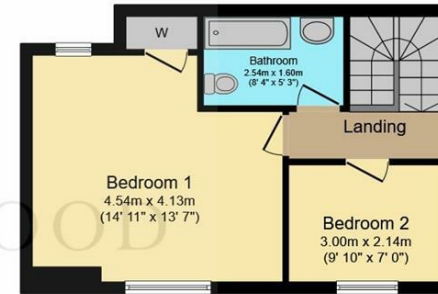
## Floor Plans



**Ground Floor**  
Floor area 27.5 m<sup>2</sup> (296 sq.ft.)



**First Floor**  
Floor area 34.5 m<sup>2</sup> (371 sq.ft.)



**Second Floor**  
Floor area 34.5 m<sup>2</sup> (371 sq.ft.)

**TOTAL: 96.5 m<sup>2</sup> (1,039 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)