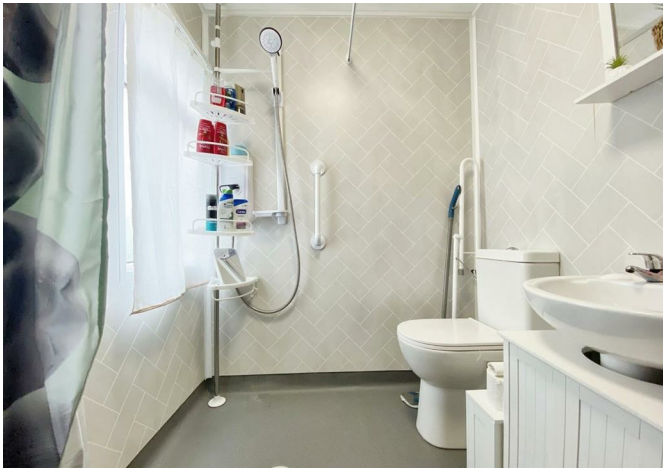




SAMUEL WOOD

13 The Cliff Park, Ludlow, Shropshire, SY8 2JF  
Offers In The Region Of £87,500





The Cliff Park is a delightful residential park home located right on the outskirts of Ludlow town with beautiful countryside at hand yet close to all of Ludlow's amenities. Accommodation which benefits from Lpg gas fired heating and upvc double glazing briefly includes: Reception Porch, Reception Hall, Living Room, Dining Area, Kitchen, Bedroom with fitted wardrobe, Study / Dressing Room and Shower Room. Outside the property has gardens sitting to both front side and rear and is available with No Onward Chain. EPC is not required.



- Well presented park home
- Delightful edge of town location with views
- Lpg gas heating and upvc double glazing
- Full time residential occupancy
- Gardens and designated parking

The Cliff Park enjoys a lovely rural setting yet easily accessible to Ludlow's historic town centre which is renowned for its architecture, culture and festivals and has a good range of services. Accommodation is fully described as follows:

### Reception Porch

With doors to front and rear and window to side, front door with matching side window then opens into

### Reception Hall

### Kitchen 13'5"M x 8'5"M (4.10M x 2.57M)

Has window to side. There is a range of matching units that include base cupboards, wall cupboards and drawers and heat resistant work surfaces. Stainless steel sink unit, 4 ring gas hob with extractor positioned above and electric oven below. Space and plumbing for washing machine and an integrated fridge-freezer. Door into Pantry cupboard with shelves and door into Storage cupboard which also houses the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

### Dining Area 7'1"M x 6'3"M (2.16M x 1.90M)

With window to side and an archway through into the

### Living Room 12'0"M x 11'8"M (3.66M x 3.56M)

Which is a lovely light room with large sliding doors to side and a good sized window to frontage which has a lovely view across the park and to the surrounding countryside.

### Bedroom 10'0"M x 9'7"M (3.06M x 2.92M)

Has window to side and across one wall there is an excellent range of fitted wardrobe cupboards.

### Dressing Room/Study 6'9"M x 4'3"M (2.06M x 1.30M)

With window to side

### Wet Room

Newly fitted by the current owners, to include WC, wash hand basin and shower, heated towel rail, window to side elevation.

### Outside

The property is approached onto a bricked seating area at the side of the home. An enclosed rear garden has boarded fencing to side elevations aiding privacy, there is a recently relayed paved seating area and steps leading up to the top part of the garden. There are stone edged borders and gravel sections making ease of maintenance, sitting to the side is further gated access to the frontage with two garden sheds.

### Agents Notes

1. The property is Leasehold with a monthly charge for 2025 of £170.64 per month which includes the ground rent, water and drainage for the property
2. The property has a designated parking space with further visitors' space available
3. The purchasers need to be over the age of 50
4. 90% of the purchase price is payable to the current owner whilst the remaining 10% is payable to the park
5. Park rules apply regarding pets (no more than 1 cat and/or 1 dog) and vehicles (only car derivatives). Please request a copy of the park rules in full

### Services

Mains electricity, main water, shared private drainage, Lpg gas fired heating to radiators. Windows are of upvc construction and double glazed. Flood risk - no risk. Broadband speeds Basic - 36 Mbp, Superfast - 74 Mbps, Ultrafast - 900 Mbps

### Local Authority

Shropshire Council

### Tenure

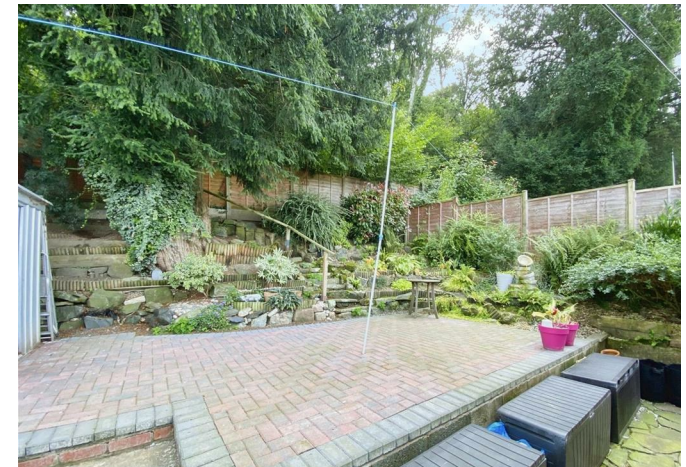
The Property is Leasehold

### To view this property

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764



## Floor Plans



Floor Plan

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

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