



SAMUEL WOOD

Woodseaves Lodge Knighton-On-Teme, Tenbury Wells, Worcestershire, WR15 8NA

Asking Price £110,000



This delightful holiday lodge sits in rural position surrounded by beautiful countryside yet close to the market town of Tenbury Wells. Accommodation benefitting from LPG gas fired heating and double glazing includes: Spacious open plan Lounge / Diner and fully fitted Kitchen, Inner Hallway, 2 Double Bedrooms, En-Suite Shower Room, House Bathroom and Utility Room. Outside the property enjoys parking and decked seating areas with a lovely view over communal grounds.

Open Plan Lounge / Dining / Kitchen 18'11" x 18'8"
(5.77m x 5.70m)

full of light with numerous windows and double opening doors with views across the park. The living area has a remote-controlled electric fire, the dining area has ample room for a table and 6 chairs whilst the kitchen has a breakfast bar and incorporates a range of cream coloured units with heat resistant work surfaces, 4-ring gas hob with extractor positioned above and electric oven below, integrated dishwasher, fridge and freezer.

Utility Room 6'1" x 5'10" (1.87m x 1.80m)

with door to front side and units matching those of the kitchen, stainless steel sink unit and also housed in here is the Potterton LPG gas fired boiler which heats domestic hot water and radiators

Inner Hallway

Bedroom 1 13'11" x 9'3" (4.26m x 2.82m)

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

En-Suite Shower Room 7'0" x 5'10" (2.14m x 1.80m)

with window to rear and a suite in white of wc, wash hand basin with vanity cupboard and double width shower cubicle

Bedroom 2 12'9" x 9'6" (3.89m x 2.92m)

with window to rear elevation, excellent fitted wardrobe cupboard with hanging rail and shelves

Bathroom 6'5" x 6'1" (1.97m x 1.87m)

with window to side and a suite in white of wc, wash hand basin with vanity cupboard and panelled bath with shower screen and shower over

Agents Notes

1. The property is for holiday usage only and cannot be used as a permanent residence
2. Current pitch fee is £3725.00 which includes: water, private drainage and grounds maintenance. Phone connected and up to 25Mbps broadband available.
3. The lease commenced in 2017 and runs for 30 years until 2048
4. If you sell the lodge in the future 15% + vat of the price you receive for the property is payable back to the site owners
5. All furniture in the property is included in the sale
6. The lodge is a Wessex Classic Plus unit which was constructed in 2018

Local Authority

Malvern Hills District Council

Viewings

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

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

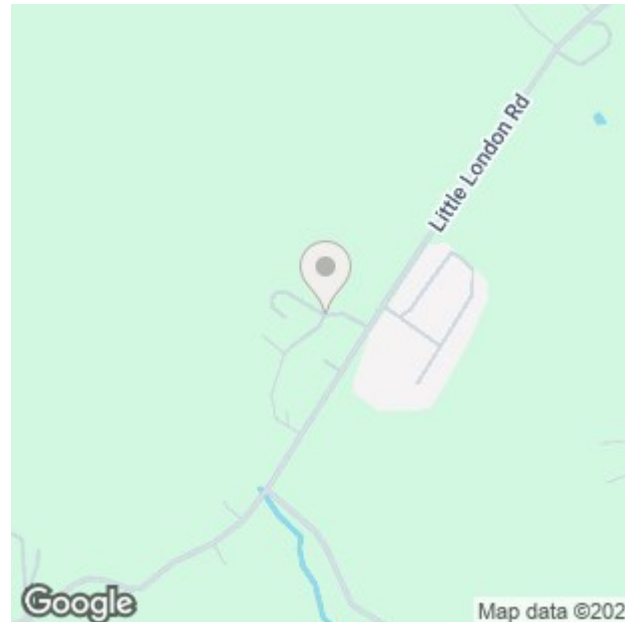
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Services:

Mains electricity, mains water, private drainage. LPG gas heating. Flood risk - no risk. Broadband, basic speed 8Mbps, optional site wifi





Floor Plan
Floor area 69.4 m² (747 sq.ft.)

TOTAL: 69.4 m² (747 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

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.