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## Summer Place 1 The Bungalows, Larford Farm, Stourport-On-Severn, Worcestershire, DY13 8SQ

This timber clad chalet is nestled nicely in the corner of this popular, picturesque setting with enviable position over looking the beautiful River Severn to one side and the central meadow to the front. The large covered decked approach offers a quiet spot to enjoy the setting and access to the chalet itself, which briefly comprises an open plan living, dining and kitchen area, two bedrooms and shower room. Benefiting further from double glazing and electric heaters. A visit is essential to fully appreciate the property and the location on offer.

Cash Offers Only.

Council Tax Band TBC. EPC band F.

**Cash Offers Only £175,000**

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## Entrance Door

Opening to the living area.

## Open Plan Living Area



## Living Area

15'1" x 12'5" (4.60m x 3.80m)



Having doors double glazed patio doors opening to the decked area, electric fire, double glazed window, electric panel heater and open plan to the kitchen.

## Kitchen Area

9'6" x 6'6" (2.90m x 2.00m)



With wall and base units having a worktop over, single drainer sink unit with mixer tap, space for undercounter appliance and tiled splash backs,

## Bedroom One

11'1" x 8'6" (3.40m x 2.60m)



Having a double glazed window and electric panel heater.

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## Bedroom Two

7'6" x 6'6" (2.30m x 2.00m)



Having a double glazed window and electric panel heater.

## Shower Room



Fitted with a shower enclosure, wash basin set to base unit, w/c and double glazed window.

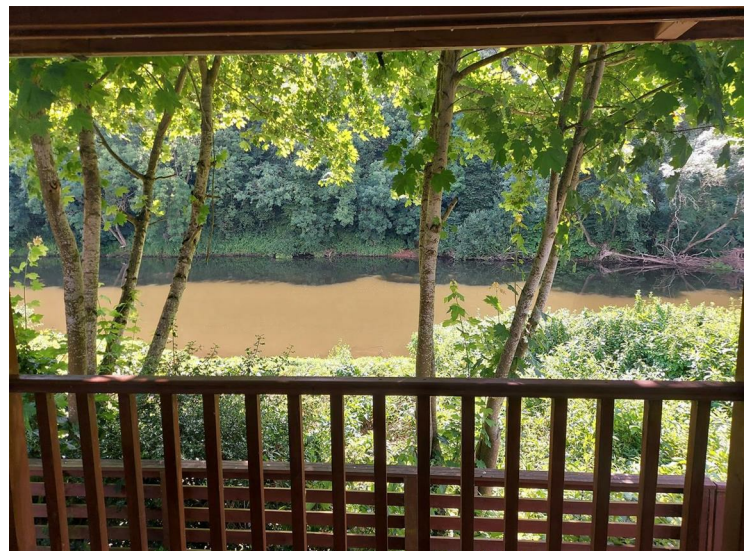
## Outside



Set behind a gated entrance and situated in an elevated position with storage beneath, large timber deck encompasses the chalet with enviable views of the River Severn, plus a lower deck with timber shed.



## Outlook

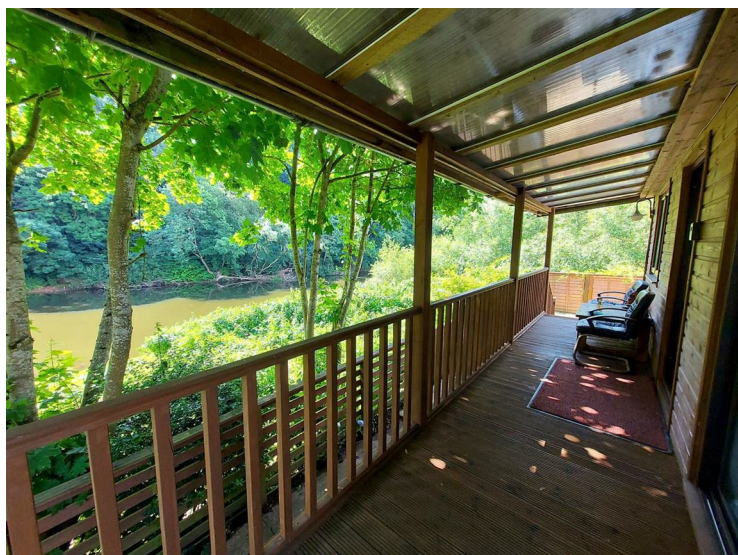


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## Location



## Approach



Access to the estate is via a secure gate with lane leading to the central meadow with the chalet being located to the far corner.

## Council Tax

Local Authority - Malvern Hills. Banding TBC.

## Services

The agent understands that the property has mains water / electricity / private drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

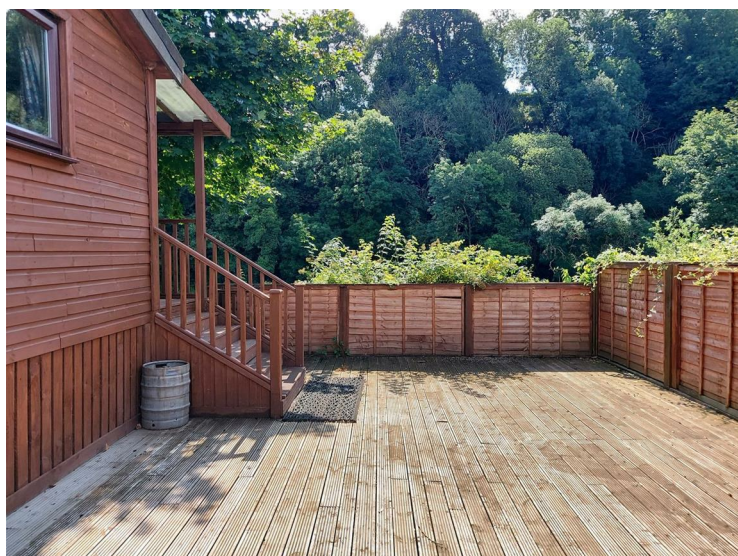
The seller has informed us of the current service charge ranging between approx. £300-400 per year.

## Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Site is collectively owned by the residents management company, Lardford Farm Estates Ltd.

## Decked Side Garden



## Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

## Disclaimer

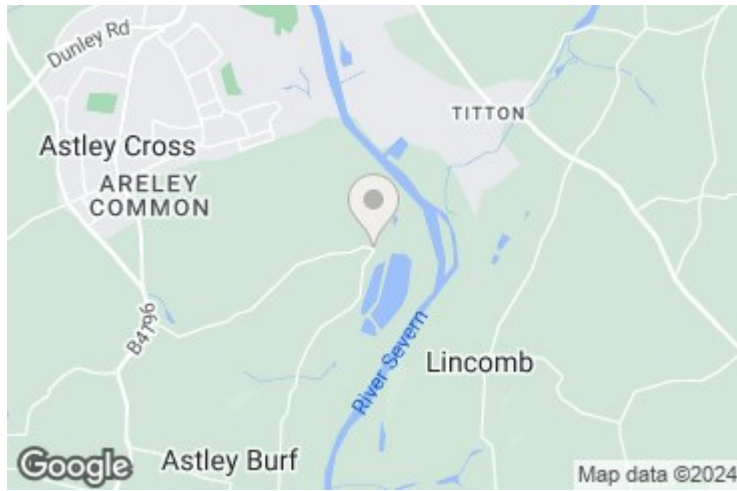
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be

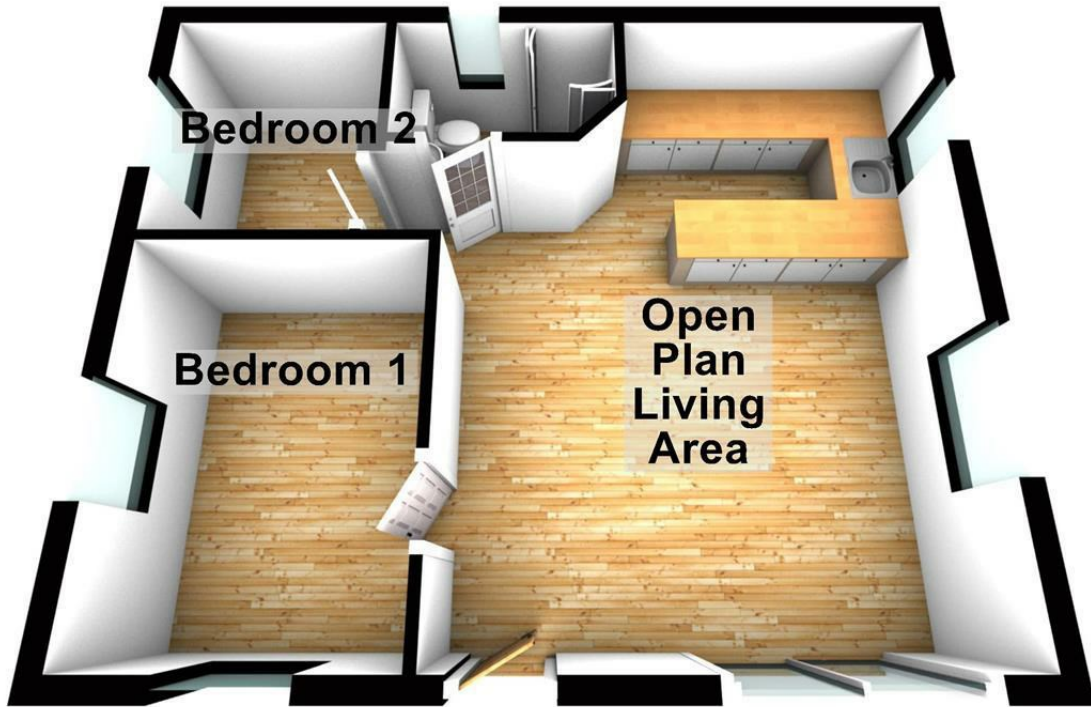
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accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF- 290623-V1.0**



# Summer Place



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>	34	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	