

Peter Clarke



18 Taplins Close, Long Marston, Stratford upon Avon, Warwickshire, CV37 8BG

- Detached four bedroom house
- Tucked away position with a pleasant outlook to the front
- Built in 2023 with nine years NHBC remaining
- Tandem double driveway and further parking space to front
- Landscaped garden
- No through road
- Viewing highly recommended
- Solar PV roof panels



Guide Price £400,000

PRICED TO SELL DUE TO FAMILY RELOCATION, located in a tucked away position overlooking green space to the front, is this nearly new four bedroom detached home with upgraded features including the kitchen diner with QUOOKER TAP and outside an ELECTRIC VEHICLE charging point has been installed. Further benefiting from driveway with additional parking area, detached garage, landscaped rear garden which does not feel overlooked with a SOUTHERLEY aspect, two reception rooms, utility room, cloakroom, four bedrooms, bathroom and en suite. Solar PV roof panels.

#### ACCOMMODATION

Entrance hall. Sitting room with bay window to front. Dining room with window to rear. Kitchen/diner with window and double doors to rear, range of matching wall and based units with work top over incorporating one and a half bowl sink with drainer and four ring gas hob with extractor fan hood over, integrated oven, fridge freezer and dishwasher. Space for dining table and wood effect flooring throughout. Utility with door to rear, base units with work top over, space for washing machine and tumble dryer, wall mounted combination boiler, wood effect flooring. Cloakroom with opaque window to side, wc, wash hand basin, wood effect flooring.

Landing with loft hatch and linen cupboard. Main bedroom with window to rear. En suite shower room with opaque window to rear, shower cubicle, wc, wash hand basin, wood effect flooring. Bedroom with window to front. Bedroom with window to front. Bedroom with window to rear. Bathroom with opaque window to rear, bath with Mira electric shower over, wc, wash hand basin, part tiled walls, vinyl flooring.

Outside to the front is a tandem tarmacadamed driveway and further parking space to front. Mix of lawn, paved pathways, planted borders. Side gate leading to rear. Garage with up and over door, power, light, rafters. To the rear is approximately 60 sq.m. of PORCELAIN paving, laid to lawn, raised sleeper beds and panelled fence boundaries. Outside tap.

#### GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. There is an estate charge of £150 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating, complemented by solar PV roof panels.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

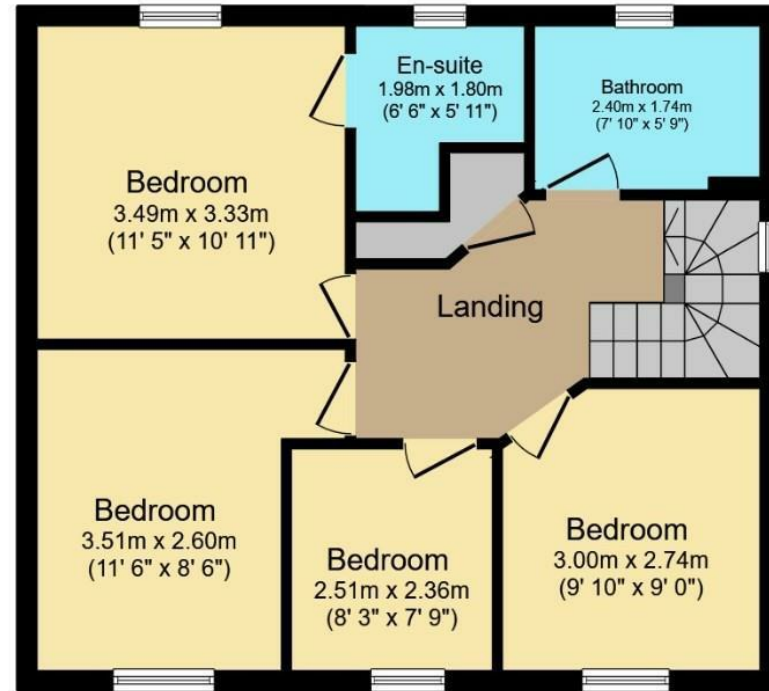


# 18 Taplins Close, Long Marston, CV37 8BG



## Ground Floor

Floor area 53.4 m<sup>2</sup> (574 sq.ft.)



## First Floor

Floor area 52.5 m<sup>2</sup> (566 sq.ft.)

**TOTAL: 105.9 m<sup>2</sup> (1,140 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)





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