

Peter Clarke



26 Larch Road, Meon Vale, Stratford-upon-Avon, CV37 8FN

- NO CHAIN
- Built in 2023 by St Modwen Homes with nine year NHBC remaining
- Cul de sac location on the edge of Meon Vale
- EV charging point, double driveway and southerly aspect garden
- Open plan living space, utility and cloakroom
- Three bedrooms, en suite shower room and bathroom
- Viewing highly recommended



Offers Over £300,000

A very well presented three bedroom semi-detached house with driveway, southerly aspect garden and NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with Karndean flooring. Sitting room with full height window to front, under stairs storage cupboard. Opens into Kitchen/Dining Room with double doors to garden. The kitchen area has a range of matching wall and base units with work surface over incorporating stainless steel sink with drainer and four ring gas hob with extractor fan hood over, integrated oven, space for fridge freezer, Karndean flooring. Utility room with door to garden, base unit with space for washing machine, and further fitted double cupboard, Karndean flooring. Cloakroom with opaque window to side, wc, wash hand basin, wall mounted combi boiler, vinyl flooring.

Landing with loft hatch. Bedroom with window to front and over-stairs cupboard, double wardrobe with sliding mirrored doors. En suite shower room with opaque window to front, shower cubicle, wc, wash basin, vinyl flooring. Two further bedrooms, both with windows to rear. Bathroom with opaque window to side, bath with hand held shower attachment, wc, wash basin, part tiled walls and vinyl flooring.

Outside to the front is a paved pathway, partly laid to lawn, tandem double driveway, EV charging point and gate to rear. The rear garden has a mix of paved pathways, mainly laid to lawn, timber shed, panelled fence boundaries, outside light and tap.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. There is an estate charge of approximately £250 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.

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.

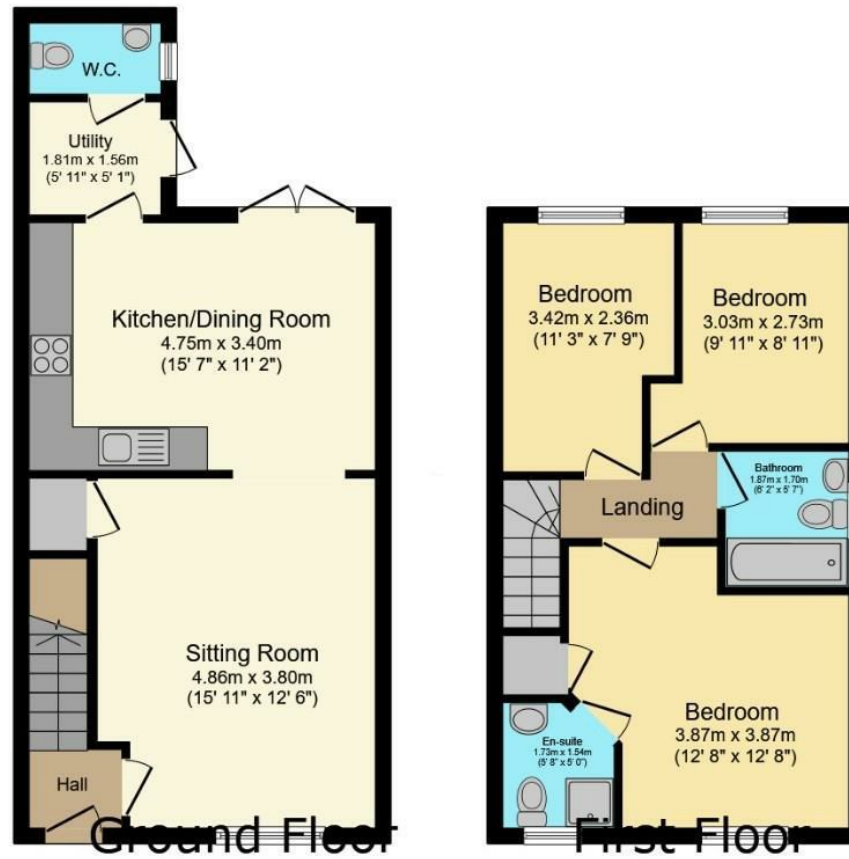
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.



Larch Road, Meon Vale, Stratford-upon-Avon



Ground Floor
First Floor
Floor area 44.4 m² (478 sq.ft.) Floor area 39.4 m² (424 sq.ft.)

TOTAL: 83.8 m² (902 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





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

