



24, Tyndings, Bucknell, SY7 0AW
Price £235,000

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24, Tyndings Bucknell

Welcome to 24 Tyndings, a delightful three-bedroom semi-detached home set within the heart of Bucknell, one of south Shropshire's most picturesque and well-connected villages. Tucked away in a quiet cul-de-sac, this property combines the peace of rural living with the convenience of modern amenities and excellent transport links.

Requiring some cosmetic enhancement, the property offers generous living space, a large private garden, and excellent access to this picturesque Shropshire village, countryside walks and local amenities.

FEATURES

- Spacious 3-Bedroom Semi-Detached Home
- Bright Sitting Room and Kitchen/Dining Space
- Large Enclosed Gardens with Lawn and Patio
- Quiet Cul-De-Sac Setting in the Heart of Bucknell
- Off-Street Parking
- Walking Distance to Village and Amenities
- Viewing Highly Recommended
- No Onward Chain

Material Information

Price £235,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: B

EPC: E (54)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Introduction

24 Tyndings is a three-bedroom semi-detached home, quietly set in a small cul-de-sac in the village of Bucknell. Offering a bright sitting room, kitchen/dining area with access to the garden, three bedrooms and a family shower room, it provides well-balanced accommodation for everyday living. The property is in need of some cosmetic enhancement, making it an ideal family home with scope to personalise and create a space tailored to your own taste. Outside, there is off-street parking and a private, enclosed rear, side and front gardens.

Property Description

On entering, you are welcomed into a bright hallway, which provides access to the main living areas and features a staircase leading to the first floor. The sitting room is a well-proportioned, light-filled space with a large front-facing windows, a feature fireplace, and ample room for comfortable family seating.

The kitchen and dining area form the heart of the home, fitted with a range of base and wall units, a sink, and space for appliances. The kitchen has the potential for breakfast room seating or dining room table, a door leads directly onto the rear garden, shed and outbuildings. The house shower room is located on the ground floor, with suite in white comprising shower enclosure, pedestal wash basin and W.C.

Upstairs, the property offers three bedrooms and a W.C. The principal bedroom is a generous double overlooking the front garden, while the second bedroom is also a double, well suited to children or guests. The third bedroom is a single, versatile space that could be used as a home office or nursery, completing the first floor is the family W.C.

Outside & Grounds

The property enjoys a charming, enclosed garden, laid mainly to lawn with a path leading to the front door. The wrap-around garden extends to the side and rear, offering stunning views and parking at the rear. The rear garden provides a

safe and private space for children and pets, featuring a lawn, patio area, and plenty of potential for planting or creating a kitchen garden.

Services

We understand mains electricity, water and drainage are connected to the property. Electric heating, windows and doors are uPVC double glazed.

Broadband

Estimated Broadband Speeds are: - Basic 17 Mbps
| Superfast 61 Mbps

Location

Bucknell is a thriving village set within the stunning National Landscapes (formerly Area of Outstanding Natural Beauty - AONB), close to the Welsh border. The village boasts a strong sense of community and offers essential local amenities, including a village shop and post office, a local pub, and various community facilities.

Families are well served with primary education at St Mary's C of E School, approximately 0.5 miles away, while secondary schooling is available at Wigmore School, around 5.4 miles away. Medical care is easily accessible at the GP surgery in Leintwardine, roughly 3.5 miles from the village.

For a wider range of shopping, dining, and cultural options, the historic market towns of Knighton, Ludlow, and Leominster are all within easy reach. The surrounding countryside is particularly popular with walkers, cyclists, and nature enthusiasts, offering countless trails and outdoor pursuits on the doorstep.

Transport links are convenient, with Bucknell railway station providing services to Shrewsbury and Swansea, connecting further to the national rail network. The nearby A49 trunk road (via Craven Arms) provides good access to Hereford, Ludlow, and Shrewsbury, while local bus services connect Bucknell with surrounding villages.





Local Authority

Shropshire County Council

Band: B

Annual Price: £1,804

Tenure

We understand the property is Freehold

Flood Risk

Rivers and the sea: Very Low

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

To fully appreciate the charm of The Tyndings, arrange a viewing appointment through Cobb Amos - Ludlow Office.

Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

We recommend using What3Words, navigate to: - ///meals.nails.neckline



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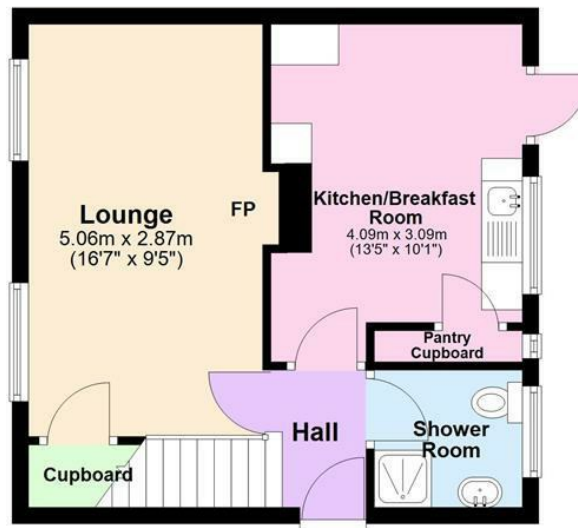


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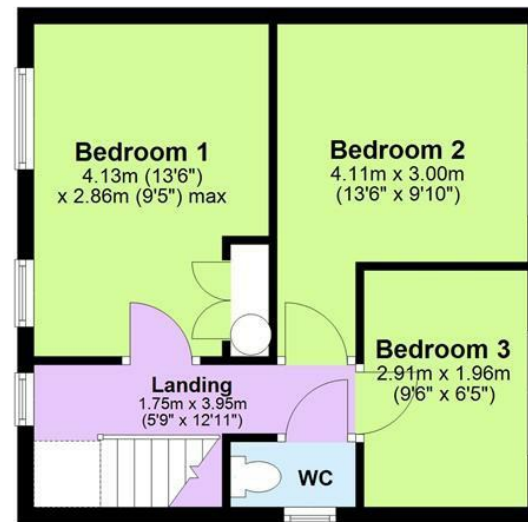


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Ground Floor



First Floor



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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