



SAMUEL WOOD

Carillon Downton View, Ludlow, Shropshire, SY8 1JG

Offers Based On £325,000



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This spacious 3/4 bedroom detached house with accommodation extending to over 1500 square feet, sits in a mature and well respected residential area on a plot of 1/3rd of an acre to include mature gardens and driveway parking. Accommodation benefiting from gas fired heating and UPVC double glazing to include: Entrance hall, large living room, spacious kitchen/diner, utility room, cloakroom, entrance hall, rear hall, second reception room or downstairs bedroom four, first floor landing, three good size bedrooms and large bathroom.

- 3/4 bedroom detached house
- Large plot
- Accommodation extending to over 1500 square feet
- Gas heating and UPVC double glazing
- Internal inspection advised

Location:

Downton view is a popular and mature residential area sitting on the outskirts of the town.

Accommodation:

The property is accessed into an entrance porch which leads into entrance hall with under stairs storage.

Living room (former double garage) has feature fireplace and two windows to frontage.

Large kitchen/diner is an exceptionally good size and has patio doors and window to rear garden.

Also on the ground floor is a rear lobby and cloakroom with a modern suite in white, utility room and a separate sitting room or optional ground floor bedroom four.

On the first floor, there are three good size bedrooms and large bathroom.

Outside:

Property is approached onto a tarmacadam frontage providing parking and this continues down the side of the property.

The property enjoys a substantial garden sitting to both side and rear elevations and right across the rear of the house is a paved seating area with a summer house. Steps then leads to a kitchen garden section with greenhouse and raised beds. There is also an ornamental pond and gravel pathways interspersed with shrubs and trees. To the side of the house there is a lawned garden.

Agents Note

The property is also known as 75 Downton View but there is unusually another property with that number also on the estate so the current vendors only use Carillon

Services:

We understand that the property has mains electric, mains water, mains drainage and mains gas. Gas fired heating to radiators and windows are upvc double glazed.

Broadband Speeds: 14 to 1800 Mbps

Flood Risk: very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

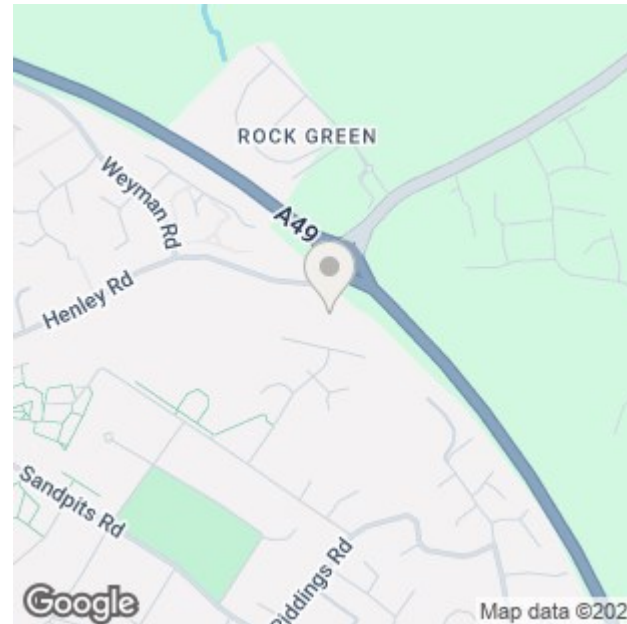
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

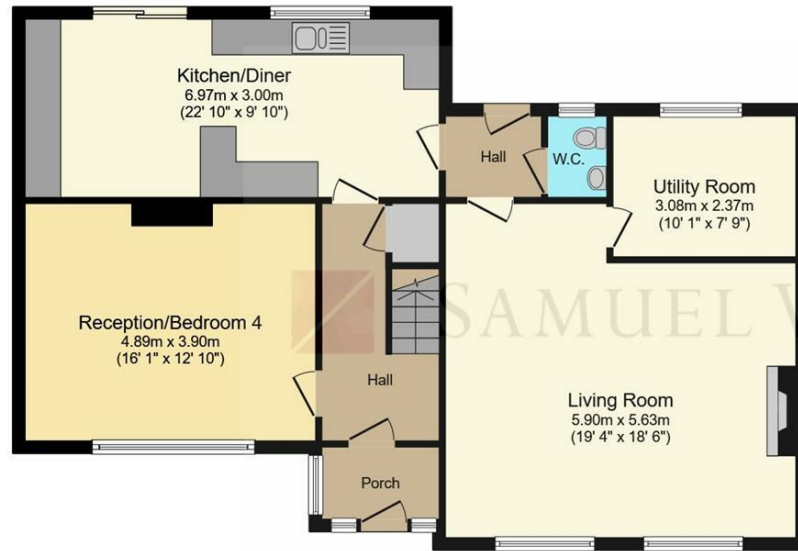
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

Directions

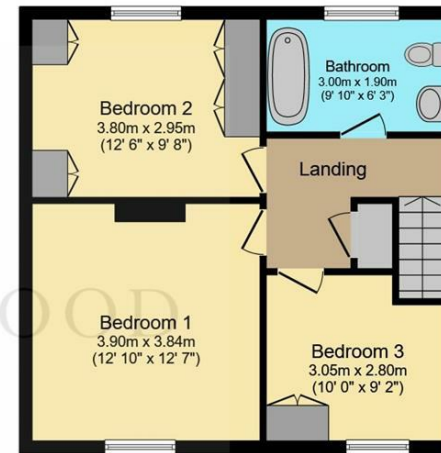
As you come into Downton View follow to where the road forks left then the drive for Carillon is right in front of you and drops down to the property.



Floor Plans



Ground Floor
Floor area 94.7 sq.m. (1,019 sq.ft.)



First Floor
Floor area 49.5 sq.m. (533 sq.ft.)

Total floor area: 144.1 sq.m. (1,552 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk