



6, Woodside View, Craven Arms, SY7 8JE
Price £195,000

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6 Woodside View Craven Arms

A flexible 2–3 bedroom dormer bungalow set on the edge of Clun, enjoying a lovely position opposite the doctor’s surgery. The property requires modernisation throughout, offering excellent scope for improvement and personalisation. There are gardens to the front and rear, along with off-road parking, making this an ideal project for buyers seeking potential in a desirable village location and is offered For Sale with NO ONWARD CHAIN. Please take note of the construction type in agents notes.

- Semi-detached bungalow
- Edge of village location
- Great opportunity for refurbishment and updating
- Two to three bedrooms
- Gardens and parking
- No onward chain

Material Information

Price £195,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: B

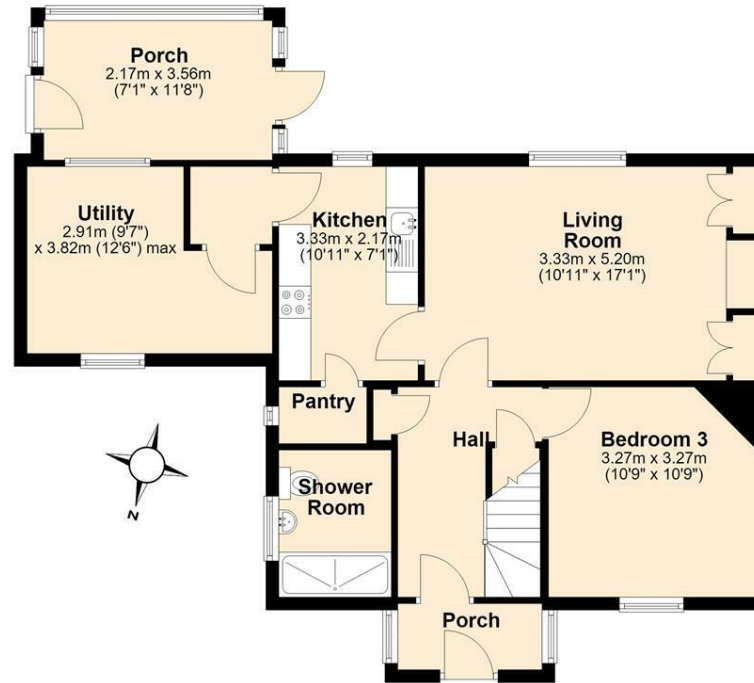
EPC: E (49)

For more material information visit www.cobbamos.com

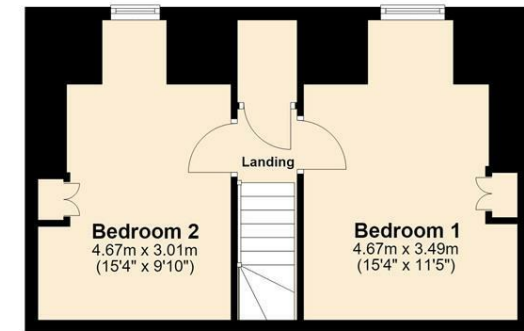
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



First Floor



Total area: approx. 108.2 sq. metres (1164.5 sq. feet)

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.

Introduction

6 Woodside View is a dormer bungalow offering adaptable 2 to 3 bedroom accommodation, positioned in a particularly attractive spot on the edge of Clun. Situated opposite the doctor's surgery, the home benefits from convenient access to local amenities while still enjoying a peaceful residential setting. The property has not been modernised for several decades and now presents a superb opportunity for renovation. With gardens to both the front and rear, and off-road parking, the bungalow offers a strong foundation for buyers wishing to create a bespoke home in one of Clun's most appealing locations. Its combination of potential, flexibility, and village position makes it a compelling project for those looking to add value and design a home to their own taste.

The accommodation comprises: entrance hall, dining room/bedroom, living/dining room, utility room, conservatory, bathroom and two bedrooms on the first floor.

Property desciption

The front porch leads into the central hall with stairs rising to the first floor and then doors leading off to the various accommodation. On the ground floor you find a shower room to the right with a shower, WC and sink to the right a dining room which could be a third bedroom or home office. To the rear is the living room overlooking the garden with open fireplace and cupboards either side. From the living room a door leads to the kitchen with base units, space for an oven and fridge/freezer and a door into a pantry cupboard. From the kitchen a further door leads to the back hall/porch and a door into the utility space which is very handy for storage and then a garden room is back porch/conservatory on the back of the property overlooking the garden.

Gardens and parking

The property has gardens to the front and rear with a gated driveway, parking and a detached garage/workshop space with double doors to the front. There is a pedestrian gate to the front garden via a side gate leading from the street and onto the lawned area and bordered by mature shrubs. A gate leads through to the rear garden where you find a shed, green house a access to the rear of the property. This area is mainly laid to lawn with shrubs borders and a bed in the centre.

Location

Tranquil, pretty community overlooked by spectacular castle ruins. Most people think of Clun as a village, but it has the distinction of being granted a very early town charter in the 14th century. It was also mentioned in the Domesday Book and there is archaeological evidence of habitation back as far as 5000 years ago with Neolithic and Bronze Age tools on display in the town's museum. Overlooking the town is the ruined Borderland castle, perched high on two ice age mounds with the River Clun running past it, makes a scenic picnic spot. Clun is located in the Shropshire's Area of Outstanding Natural Beauty and draws many visitors to the town to enjoy its hospitality, wonderful walking and scenery. Sitting on the fringe of Clun the property enjoys the some of local shops and amenities and a primary school but more extensive shopping is available in Knighton, Bishops Castle, Craven Arms and Ludlow and train stations on the Heart of Wales train line which links the west coast of Wales, mid Wales and English mainlines is located at Knighton, Bucknell, Hopton Heath and Craven Arms.

Services

The property has mains electricity, drainage and water. The property has oil fired heating.

Agents notes

The property is of timber-frame construction with a brick outer single skin, installed as part of a refurbishment programme in the 1990s by a local housing association (TBV). Buyers should satisfy themselves that their proposed lender is happy with the construction type before viewing.

Anti-Money Laundering Regulations

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.

Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.
EE - Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.
<https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=SY78JE&upm=10012069266>

Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 950 Mbps 950 Mbps Good
Networks in your area - Openreach, Voneus
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

DIRECTIONS

Using W3W [///heavy.improvise.design](#) Leaving Ludlow take the A49 northwards. As you enter Craven Arms, take the first exit off the roundabout onto the B4368 to Clun. Follow this road for approx. 8.6 miles and as you enter Clun the property is on your left hand side, just after the fire station as indicated by our For Sale Board.



