FOR SALE

Offers in the region of £189,995

35 Trimpley Court, Ellesmere, SY12 0NY

A particularly well positioned two-bedroom dormer bungalow boasting well proportioned living accommodation alongside dedicated parking and attractive gardens, enviably located on the perimeter of a well-regarded retirement complex in the heart of Ellesmere.

FOR SALE

Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles)

(All distances approximate)

- Retirement Bungalow
- Thoughtfully Designed
- Well Regarded Development
- Dedicated Parking Space
- Perimeter Position
- Attractive Gardens

DESCRIPTION

Halls are delighted with instructions to offer 35 Trimpley Court for sale by private treaty.

35 Trimpley Court is a well-presented retirement bungalow offering comfortable and adaptable accommodation within an established retirement development. The property enjoys a particularly appealing position towards the edge of the scheme and includes a generous living and dining room, fitted kitchen, conservatory, two bedrooms and bath or shower facilities on both floors.

The gardens have been carefully maintained and provide attractive yet manageable outside space. A lawned front garden creates a pleasant approach, while the enclosed rear garden is predominantly paved for ease of upkeep and provides a private setting for outdoor seating, with established planting and a useful garden store.

SITUATION

Trimpley Court is an established retirement development situated within the popular market town of Ellesmere. The town provides a good range of everyday amenities, including independent shops, cafés, supermarkets, medical facilities and public transport connections, together with the attractive Mere and surrounding walks.

Number 35 occupies an enviable position on the edge of the development, benefiting from an attractive outlook and a greater sense of privacy than many properties within the scheme.

DIRECTIONS

Leave our Ellesmere office and proceed north along Scotland Street, taking the first exit at the next roundabout onto Willow Street. Proceed for around 0.2 miles until a right hand turn (signposted St.Martins) turns onto Trimpley Street where, shortly after, a left hand turn leads into Trimpley Court. Number 35 is located on the southern perimeter of the development.

W3W

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THE PROPERTY

The entrance hall opens into a spacious living and dining room, a comfortable reception space with a broad front-facing window and feature fireplace. The adjoining kitchen and breakfast room is fitted with a range of timber-fronted units, work surfaces and integrated cooking appliances, with space for additional appliances and informal dining.

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s

Beyond the kitchen is a bright conservatory, providing an enjoyable additional sitting area with doors opening directly onto the rear garden. Also on the ground floor is a double bedroom with fitted storage and a bathroom, allowing the principal accommodation to be used entirely at ground-floor level.

A staircase rises to the first-floor landing served by a recessed storage cupboard. The principal bedroom is a generous double room with fitted wardrobes and roof windows, served by an adjoining shower room.

OUTSIDE

A pathway approaches the property through an attractive front garden, principally laid to lawn and complemented by established shrubs, flowering plants and a mature ornamental tree.

The enclosed rear garden has been designed for relatively easy maintenance, with paved seating areas providing ample space for garden furniture and pots. Established shrubs and colourful planting soften the boundaries, while a timber garden shed offers useful storage.

A dedicated parking space is situated close to the front door.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

TENURE & POSSESSION

The property is said to be of leasehold tenure and vacant possession will be granted upon completion.

LEASE

A lease of 125 years was granted in 1986 thus, at time of writing, around 84 years remain unexpired.

LEASEHOLD & GROUND RENT

We are informed that there is a ground rent charge of circa £65 per annum.

We are further informed that there is a monthly service charge of £222 which is to be paid quarterly in advance and covers the maintenance of gardens and all communal areas, lighting and heating of communal areas including Residents Lounge, external window cleaning of all properties, building insurance, salary and accommodation for on-site Manager.

CONDITIONS

The purchasers must be 55 years old or over. Small pets are permitted at the discretion of the Management Company.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

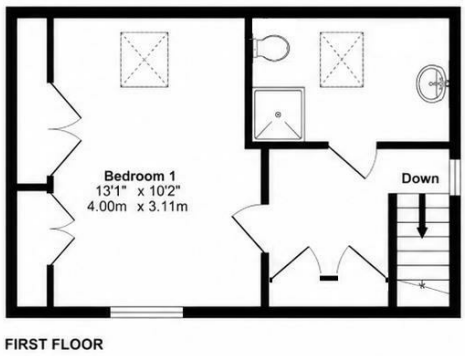
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

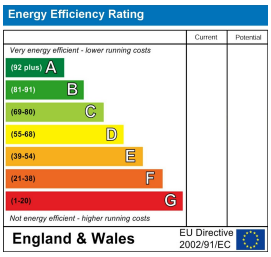
35 Trimpley Court, Ellesmere, SY12 0NY

Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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