

Peter Clarke

IN ASSOCIATION WITH

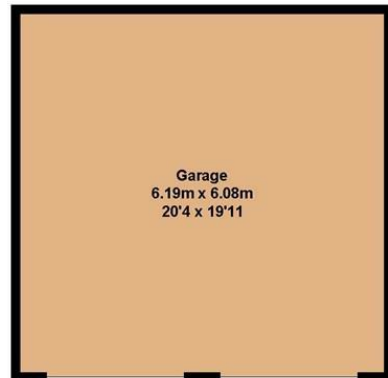
Winkworth



12 Averis Way, Tredington, Shipston-On-Stour, CV36 4GL

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Total Approx. Floor Area 218.90 Sq.M. (2356 Sq.Ft.)

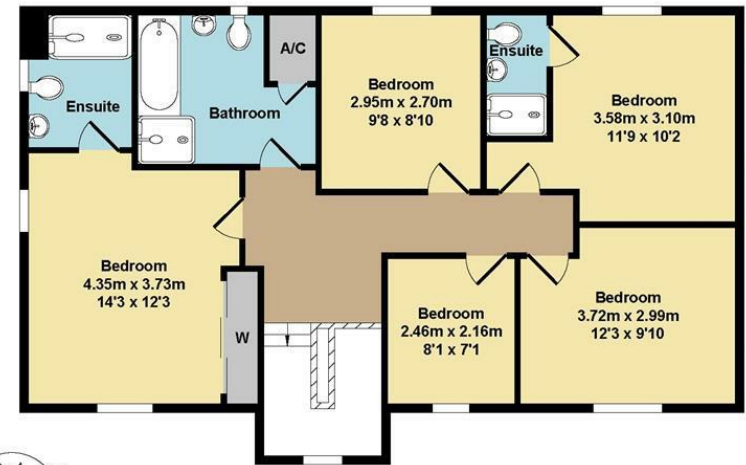
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 37.60 Sq.M.
(405 Sq.Ft.)



Ground Floor
Approx. Floor
Area 100.40 Sq.M.
(1081 Sq.Ft.)



First Floor
Approx. Floor
Area 80.90 Sq.M.
(871 Sq.Ft.)

- No chain
- Five-bedroom detached house
- Popular village location
- Built by Cameron Homes in 2019
- Two reception rooms plus a superb open-plan kitchen and family room
- Double garage and driveway
- Superfast broadband



£750,000

No onward chain. A five-bedroom detached house with double driveway, double garage and rear gardens, overlooking green space to the front. In immaculate order throughout, this is a true turnkey home, ready for immediate occupation.

ACCOMMODATION

GROUND FLOOR

Entrance hall with understairs storage, cloakroom, a study to the front, dual-aspect sitting room with feature fireplace and double doors to the rear. An impressive open-plan kitchen, dining and family area. The kitchen area has worktops and breakfast bar, incorporating one-and-a-half bowl sunken sink with drainer, five-ring gas hob with extractor over. Further fitted units with integrated double oven, fridge and freezer. Opens into a vaulted ceiling family area with skylights, dual aspect windows and bi-fold doors to the garden. Utility room provides a rear door, worktop with stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and a cupboard housing the Worcester gas boiler.

FIRST FLOOR

Landing with loft access. The main bedroom is dual aspect with triple mirrored wardrobes and an en-suite featuring a shower cubicle, WC, basin and chrome heated towel rail. There are three further bedrooms, including a guest room with en-suite shower. The family bathroom includes a bath plus a separate shower cubicle, WC, basin, chrome heated towel rail, tiled walls and floor, and a cupboard with a pressurised water tank.

OUTSIDE

To the front, canopy porch, brick-paved pathways, double driveway and the double garage with up and over door, power and light. To the rear, sandstone

patios, laid to lawn, planted beds, generous timber shed, mainly walled boundaries with some fencing. There is also an outside light, tap and water butt.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. Estate Charge TBC

SERVICES: We have been advised by the vendor that mains gas and electricity 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Jun26)

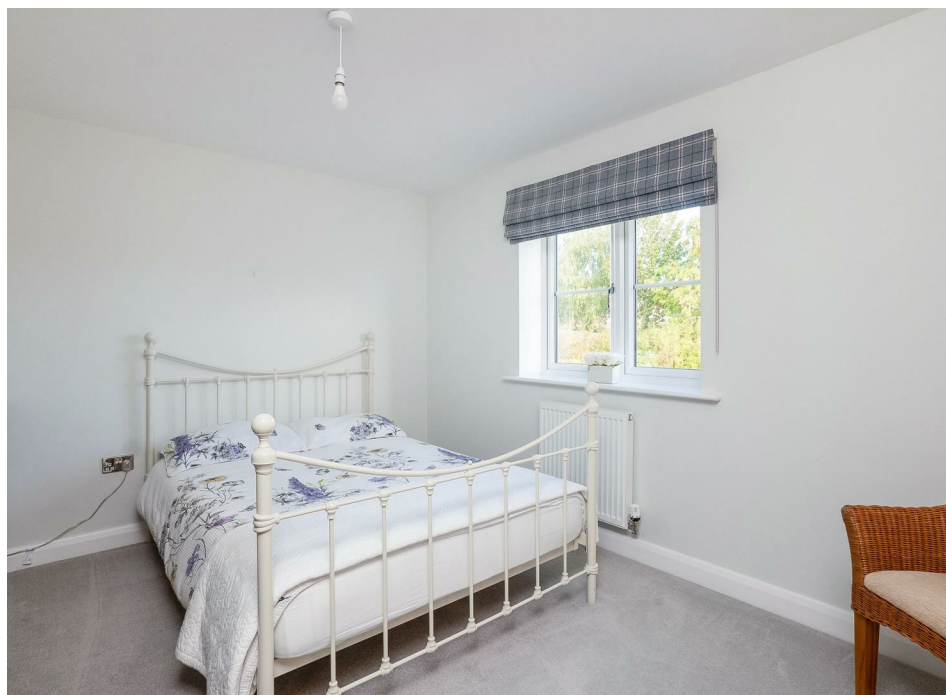
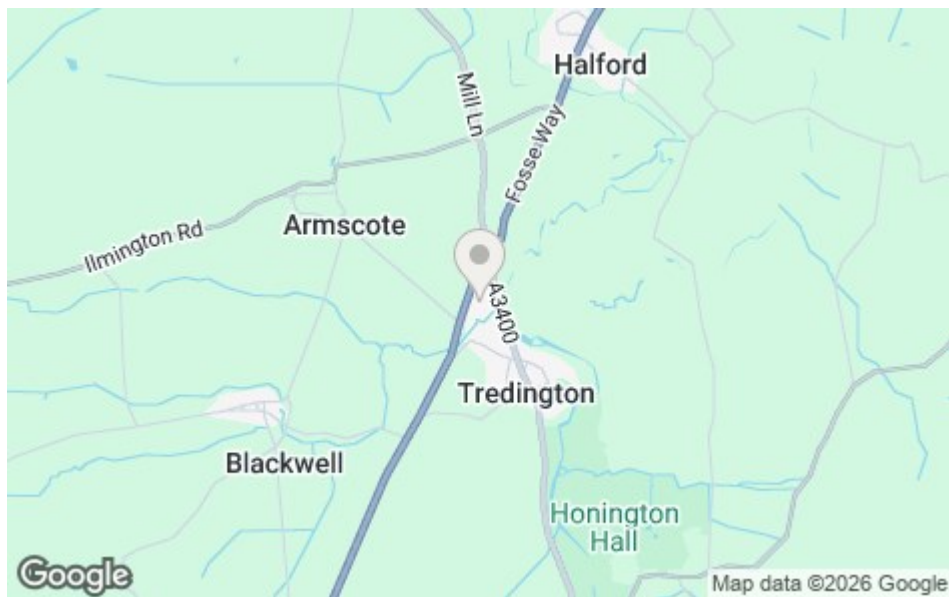
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

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.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.





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Peter Clarke

30 YEARS OF EXCELLENCE

Winkworth