



27 Welland Fields, Evesham, WR11 2SS

Asking price £225,750

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# 27 Welland Fields

Evesham, WR11 2SS

Located within a popular residential area of Evesham, this modern three-bedroom home offers well-presented accommodation arranged over three floors, ideal for first-time buyers or young families seeking a contemporary property with generous living space.

The ground floor opens with an entrance hall leading into a bright and comfortable living room, perfect for relaxing or entertaining. To the rear sits a spacious open-plan kitchen/diner, fitted with modern appliances, with ample room for a family dining table.

The first floor offers two bedrooms along with a modern family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring excellent proportions and the benefit of its own en-suite shower room, creating a private top-floor retreat.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with patio seating area and timber shed. To the front, there is off-road parking.

The property is well placed for access to local amenities, schooling and transport links, making it a practical and appealing home for a range of buyers.

## IMPORTANT DISCOUNT MARKET SALE (DMS) INFORMATION

This property is being sold as a Discount Market Sale home, offering 30% discount from open market value. Whilst the purchaser will own 100% of the property, the 30% discount remains in place in perpetuity, meaning it will also apply on any future resale.

Eligibility and local connection criteria apply, and these conditions remain in force for all future sales.

All prospective purchasers must complete a Council application form in full, which will be reviewed prior to any offer being accepted.

Applicants are strongly advised to seek independent legal advice regarding the Section 106 Agreement and all associated obligations and restrictions before proceeding.

Please note: it is the responsibility of applicants to fully understand the implications of purchasing a Discount Market Sale property.

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## Additional Information

Tenure: We understand that the property for sale is Freehold

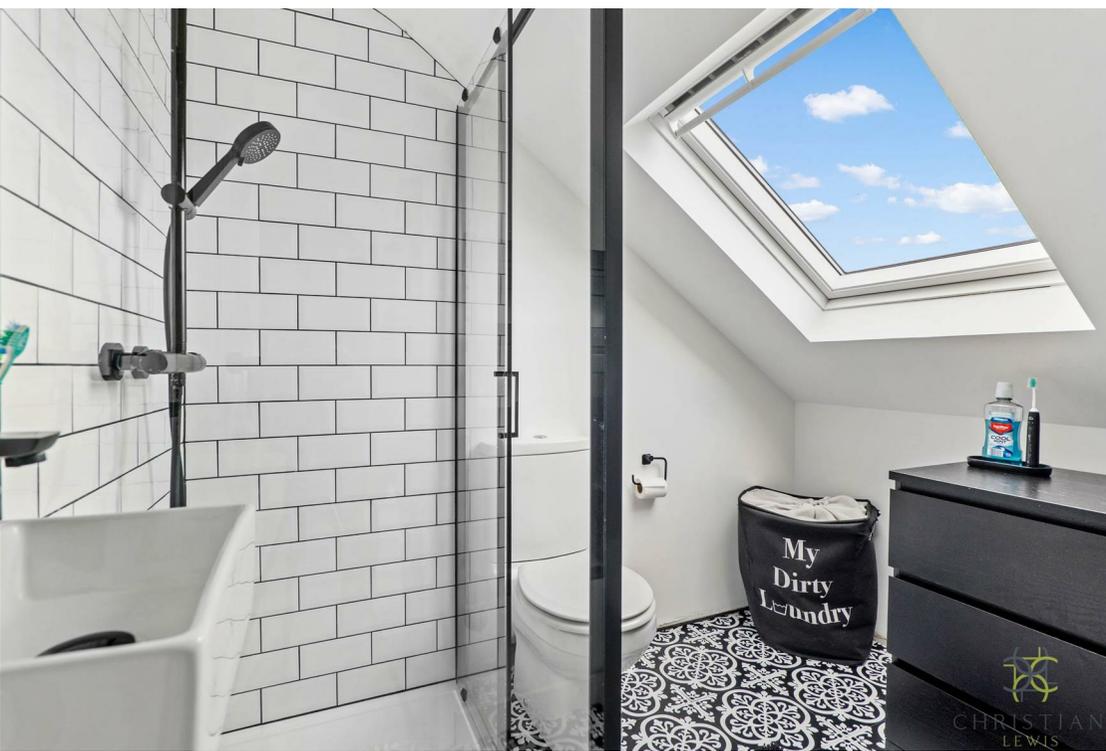
Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C  
EPC Rating B

This is a discount market sale home offering 30% discount off open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales. Please be aware that the property is subject to a Section 106 agreement. This requires that a prospective purchaser(s) has a local connection to the area. There are also additional eligibility criteria in place. Please be advised that it is the responsibility of the prospective buyer(s) to seek independent legal advice in relation to purchasing this DMS property. The local connection requirement will run for an 8 week period, from the date that the property is marketed. After this time, if no eligible applicant is approved, then this will cascade outward to a person who is ordinarily resident in the UK.

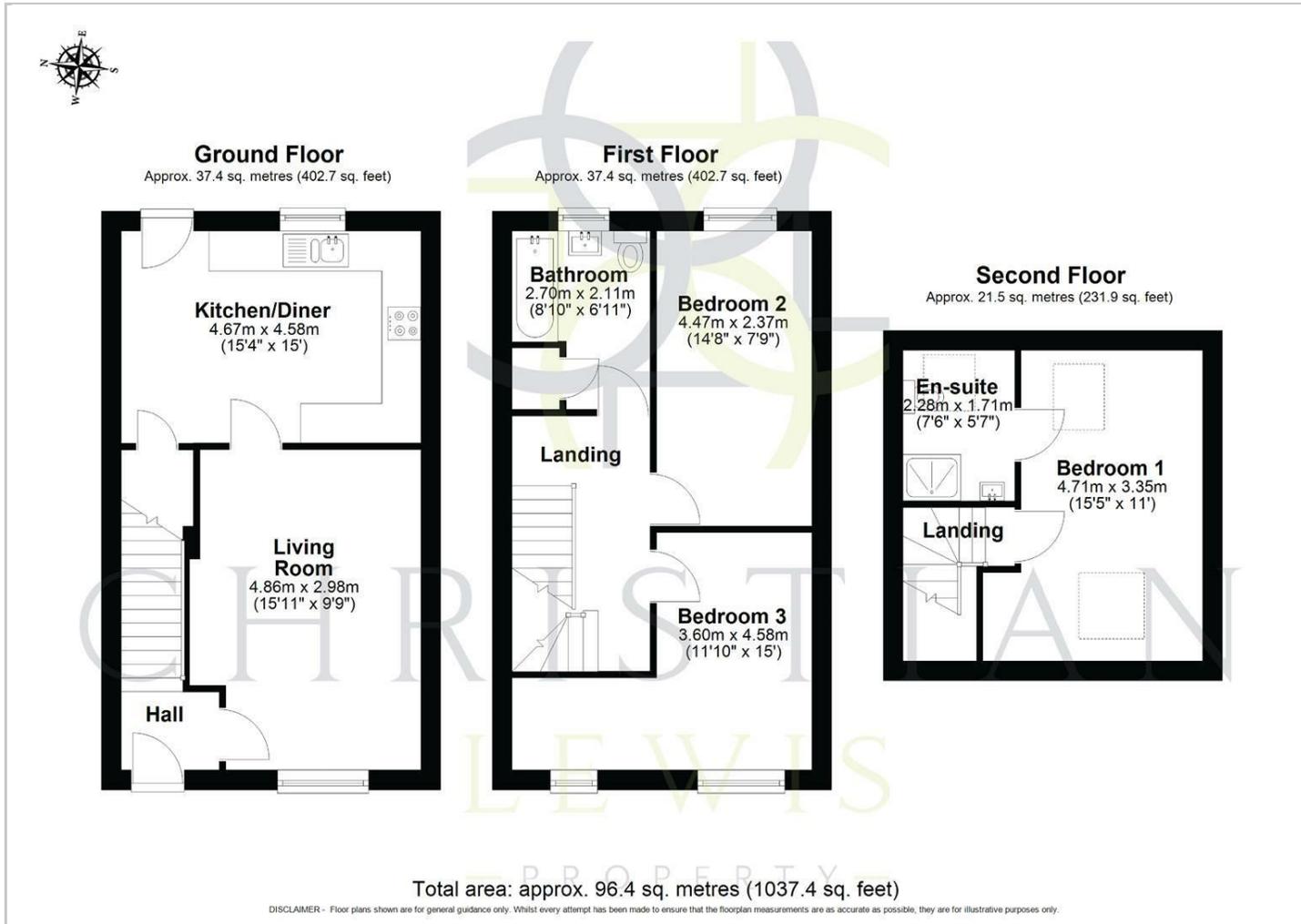
## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

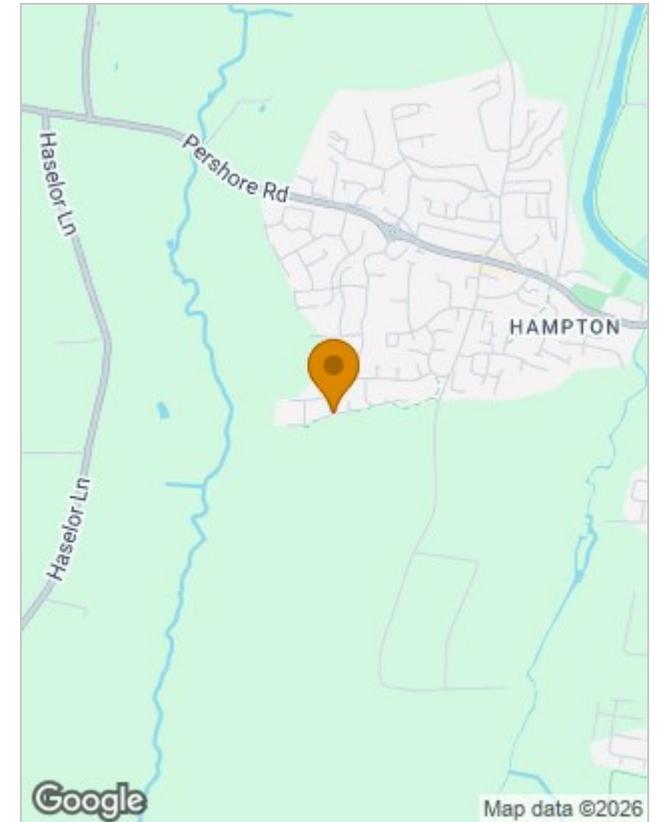




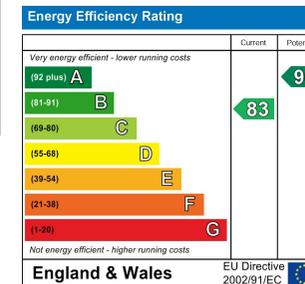
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.