



Severn Estates
40 High Street, Stourport on Severn
Worcestershire, DY13 8BS
01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk



11 Bond Gardens, Folliot's Manor, Stourport on Severn, Worcestershire, DY13 9FT

Severn Estates are proud to bring to market this brand new 3 bedroom semi-detached home situated on the new Folliot's Manor development. Being centrally located within the beautiful Town of Stourport on Severn, the location offers great access to the main road networks, Town Centre, and stunning Canal and Riverside area with picturesque walks and parks.

Built by Messers Barratt Homes to their 'Maidstone' design the brand new home would be ideal for a first-time-purchase or for those looking to downsize, the classic layout offers a living room, cloakroom, and kitchen diner to the ground floor, three bedrooms, ensuite shower room, and bathroom to the first floor.

The property will benefit from the usual new build perks of a 10 year NHBC. Contact our office for full details and to book your viewing.

EPC band B.
Council Tax band TBC.

Prices From £284,995

11 Bond Gardens, Follitt's Manor, Stourport on Severn, Worcestershire, DY13 9FT

Entrance Door

Opening to the hall.

Hall

Having a radiator, doors to the living room, and cloakroom.

Cloakroom



Having a corner wash basin, w/c, and radiator.

Living Room

16'0" max x 11'9" to stairs (4.90m max x 3.60m to stairs)



With a double glazed window to the front and side, radiator, door to the kitchen diner, and stairs rising to the first floor landing.



Kitchen Diner

15'1" x 10'5" (4.60m x 3.20m)



Kitchen Area



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in

11 Bond Gardens, Follitt's Manor, Stourport on Severn, Worcestershire, DY13 9FT

oven and hob with splash back and hood over, integrated fridge-freezer, and dishwasher, plumbing for washing machine, and double glazed window to the rear.

Dining Area



Having double doors opening to the rear garden, understairs storage cupboard, and radiator.

First Floor Landing

With doors to all bedrooms, and bathroom, radiator, loft hatch, and storage cupboard.

Bedroom One

13'9" max x 8'6" (4.20m max x 2.60m)



With a double glazed window to the front, radiator, and door to the ensuite shower room.

Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, radiator, double glazed window to the front, and extractor fan.

Bedroom Two

10'2" x 8'6" (3.10m x 2.60m)



Having a double glazed window to the rear, and radiator.

11 Bond Gardens, Follitt's Manor, Stourport on Severn, Worcestershire, DY13 9FT

Bedroom Three

8'10" x 6'2" (2.70m x 1.90m)



Having a double glazed window to the front, and radiator.

Bathroom



Fitted with a white suite comprising a bath with tiled surround, w/c, pedestal wash basin, and double glazed window to the rear.

Outside

Benefitting from allocated parking with EV charging point.

Rear Garden



Being laid mainly to lawn, with a patio area, shed, and side access.

Council Tax Band

TBC

Services

The agent understands that the property has mains water / electricity / gas / solar panels / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

We have been informed that there will be a service charge payable for the estates, however the exact cost is currently TBC.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

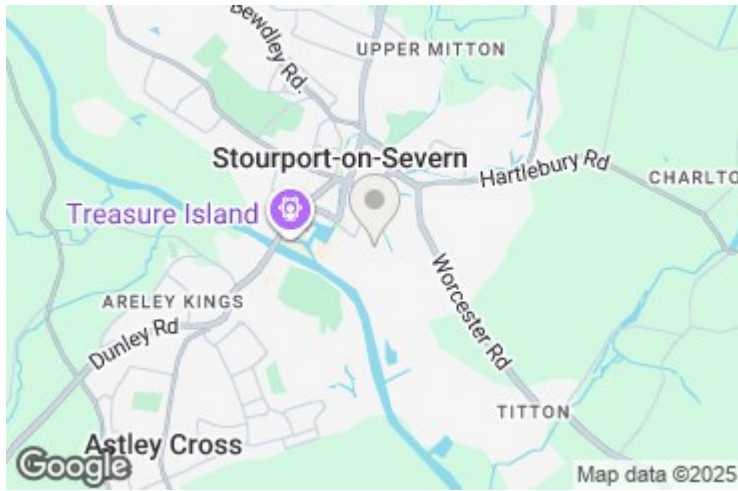
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

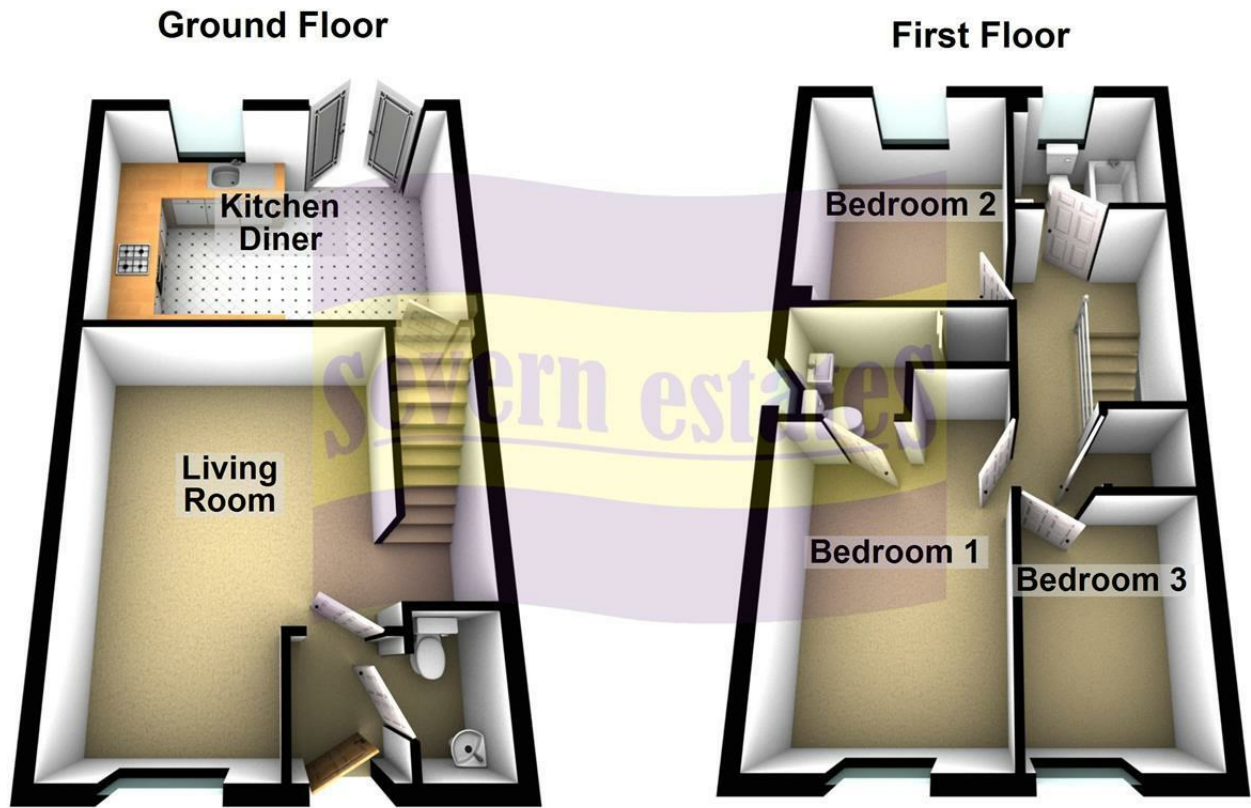
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of

11 Bond Gardens, Foliott's Manor, Stourport on Severn, Worcestershire, DY13 9FT

any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-041025-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	