NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

26 ORCHARD COURT

TENBURY WELLS,
WORCESTERSHIRE, WR15 8EZ

OFFERS IN EXCESS OF
£150,000



A MID-TERRACED BUNGALOW IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A RESIDENTIAL SERVICE MANAGER, RESIDENT FACILITIES AND AN ALARM SYSTEM, CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN
- SPACIOUS LIVING ROOM
- TWO BEDROOMS
- SHOWER ROOM
- EASY CARE GARDEN
- EPC RATING C

NICK CHAMPION LTD
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www.nickchampion.co.uk

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APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 0.4, Ludlow – 10, Leominster – 10, Bromyard – 10, Kidderminster – 19, Worcester – 22, Hereford – 24, M5 J6 – 24.

DIRECTIONS
From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and take the second right hand turn into Orchard Court.

SITUATION
26 Orchard Court overlooks the communal gardens and is situated in the centre of the purpose built and highly popular development for over 60s, close to one of the parking areas and the communal facilities. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION
26 Orchard Court is a mid-terraced retirement bungalow constructed circa 1986 of brick elevations under a tiled roof and offers comfortable and secure accommodation with a combination alarm system connected to the residential service manager's office and a front entrance secure coded key holder. 26 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, mains gas fired central heating with a modern Worcester combi boiler and UPVC double glazing. Orchard Court also has large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and bathroom, and visitor parking.

ACCOMMODATION
A glazed door from the entrance porch leads into the spacious living room which has a cream woodburner style electric fire on a raised marble plinth. The kitchen is located off the living room and has a tiled floor, a range of white base and wall units incorporating a stainless steel sink and drainer, a breakfast bar, freestanding appliances including a New World dual fuel cooker with an extractor hood over, a fridge/freezer, and a washing machine, housing for the Worcester combi boiler, and a larder cupboard with shelving. The inner hall has an airing cupboard with a radiator and shelving, and leads to a double bedroom, a single bedroom which can also be utilised as a study/dining room with a UPVC double glazed patio door to the garden, and the shower room has a tiled floor, a Mira Go electric shower in a corner cubicle, a pedestal basin and wc.

OUTSIDE
To the front of the property there is a maintained lawn, a gravel area for pots and a concealed bin store. To the rear of there is a paved patio, a timber garden shed and a maintained lawn.

TENURE
Leasehold – 60 years
Renewed on assignment of the lease.
Minimum Age – 60 years.

SERVICES
Mains water, drainage, electricity and gas are connected.
Gas fired central heating.

LOCAL AUTHORITY
Malvern Hills District Council – Tel: 01684 862151
Council Tax Band B

SERVICE CHARGE
There is a service charge to cover the residential service manager, residents' facilities, the alarm system, maintenance and lighting of the communal areas, painting exteriors, window cleaning and insurance. The monthly service charge is currently £297.54 and is reviewed annually on 1st April - further details can be obtained from the Agent.

FIXTURES & FITTINGS
Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating C – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/4200-6456-0322-0502-3353

ANTI-MONEY LAUNDERING
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555
View all of our properties at:
www.nickchampion.co.uk

Photographs taken on 2nd July 2025
Particulars prepared July 2025
Particulars updated: 20th May 2026 and 29th October 2026

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Flood Risk (Checked on 20.05.26 on https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 20.05.26)
Three: Good outdoor and in-home
EE: Good outdoor, variable in-home
O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 20.05.26)
Standard: 16 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available





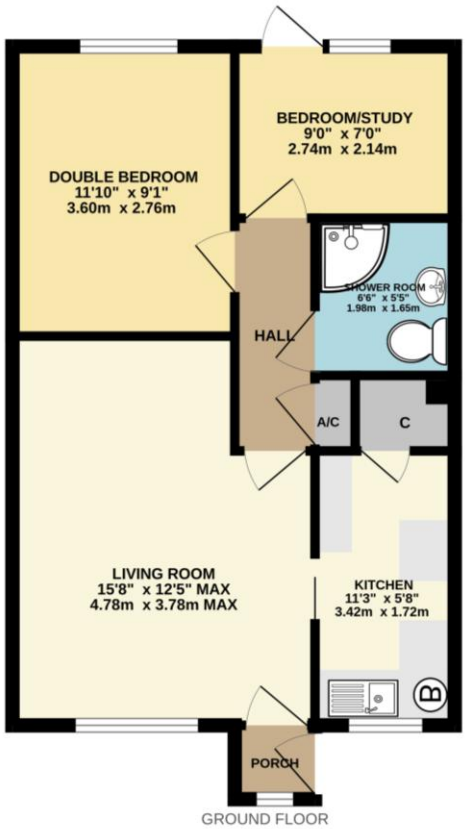












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.