



Moat Brook Bungalow, Clun Road, Aston-On-Clun, SY7 8EW
Price £270,000

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Moat Brook Bungalow, Clun Road Aston-On-Clun

AUCTION. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000.

A fantastic opportunity to acquire a spacious and well-positioned three-bedroom detached bungalow, tucked away at the head of a peaceful cul-de-sac in the sought-after village of Aston-on-Clun. Offering approximately 1,218 sq ft of accommodation, generous wrap-around gardens, a garage, workshop and parking for up to three vehicles, this is a home that combines comfort, privacy and plenty of potential.

FEATURES

- Three Bedroom Detached Bungalow
- Cul-de-Sac Location
- Wrap Around Gardens
- Garage, Workshop and Parking
- Aston-on-Clun Location

Material Information

Price £270,000

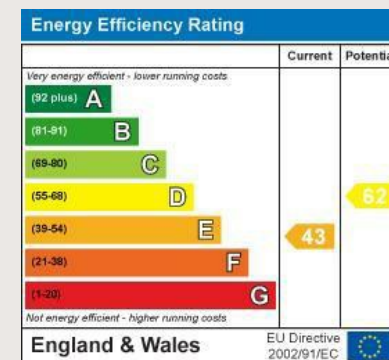
Tenure: Freehold

Local Authority:

Council Tax:

EPC: E (43)

For more material information visit www.cobbamos.com



Introduction

Occupying a particularly appealing position just off Clun Road, this delightful bungalow enjoys a wonderfully peaceful setting with attractive views and a real sense of privacy. The property is ideally suited to those looking for convenient single-storey living, while the generous gardens and excellent range of outside space make it equally appealing to families, keen gardeners or hobbyists.

The accommodation is light, spacious and versatile, with three bedrooms, a comfortable living room, kitchen/diner, conservatory and large shower room. With its welcoming layout and superb outside space, this is a property with plenty to enjoy

Property Description

The front door opens into the welcoming entrance area, leading through to the principal accommodation.

Living Room –
A bright and comfortable reception room featuring a large bay window overlooking the front garden. Soft carpeting and a fireplace add warmth and character, creating a lovely space in which to relax.

Kitchen/Diner –
A spacious and practical kitchen/diner fitted with a range of wooden cabinetry and generous work surfaces, with plenty of room for a dining table. The room flows naturally towards the rear of the property and provides access to the conservatory and utility area.

Rear Conservatory/Utility –
A useful and versatile space with large windows overlooking the garden, providing excellent natural light. There is space for laundry appliances and additional storage, together with a door giving access to the outside.

Conservatory –
A particularly enjoyable room with extensive glazing, creating a bright and relaxing environment overlooking the gardens. Carpeted flooring and double doors opening onto the garden make this an ideal spot for enjoying the property throughout the seasons.

Bedroom 1 –
A comfortable double bedroom with a large window overlooking the front garden. The neutral décor and carpeting create a calm and inviting space with room for additional furniture.

Bedroom 2 –
A versatile single bedroom with a window overlooking the side garden. This room would also make an excellent home office, dressing room or guest bedroom.

Bedroom 3 –
Another well-proportioned single bedroom, enjoying views towards the side garden and offering a variety of potential uses depending on the needs of the new owner.

Shower Room -
A well-appointed shower room comprising a walk-in shower with glass screen, pedestal wash basin and WC. Tiled walls and a heated towel rail complete the room.

Garage –
A generous attached garage providing excellent storage, parking or workshop space. The garage benefits from an internal door into the property, together with rear access.

Outside & Gardens

The outside space is undoubtedly one of the property's standout features. The bungalow occupies a generous plot at the head of the cul-de-sac, creating an unusually private and peaceful setting.

The gardens wrap around the property and provide plenty of space for gardening, entertaining, relaxing or simply enjoying the surrounding countryside. The established gardens create an attractive backdrop to the bungalow and offer a wonderful sense of space.

There is also a useful workshop, alongside the garage, providing further storage or an ideal space for hobbies and projects. Off-road parking is available for up to three vehicles.

Location

Aston-on-Clun is a charming Shropshire village set within the beautiful South Shropshire countryside. The property enjoys a peaceful position while remaining conveniently placed for the surrounding villages and market towns.

The nearby town of Craven Arms provides a useful range of everyday amenities, while the historic market town of Ludlow is within easy reach and offers an excellent selection of shops, cafés, restaurants and leisure facilities.

The surrounding area is particularly attractive for those who enjoy the outdoors, with excellent opportunities for walking, cycling and exploring the beautiful Clun Valley and wider South Shropshire countryside.

Services

Oil-fired central heating, Mains electricity, Mains water, Mains drainage
Basic broadband: approximately 20 Mbps, Superfast broadband: approximately 80 Mbps
Flood Risk: Very Low
Tenure: Freehold
Council Tax Band: D
Local Authority: Shropshire Council

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by





The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'.

The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property.

The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale.

The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

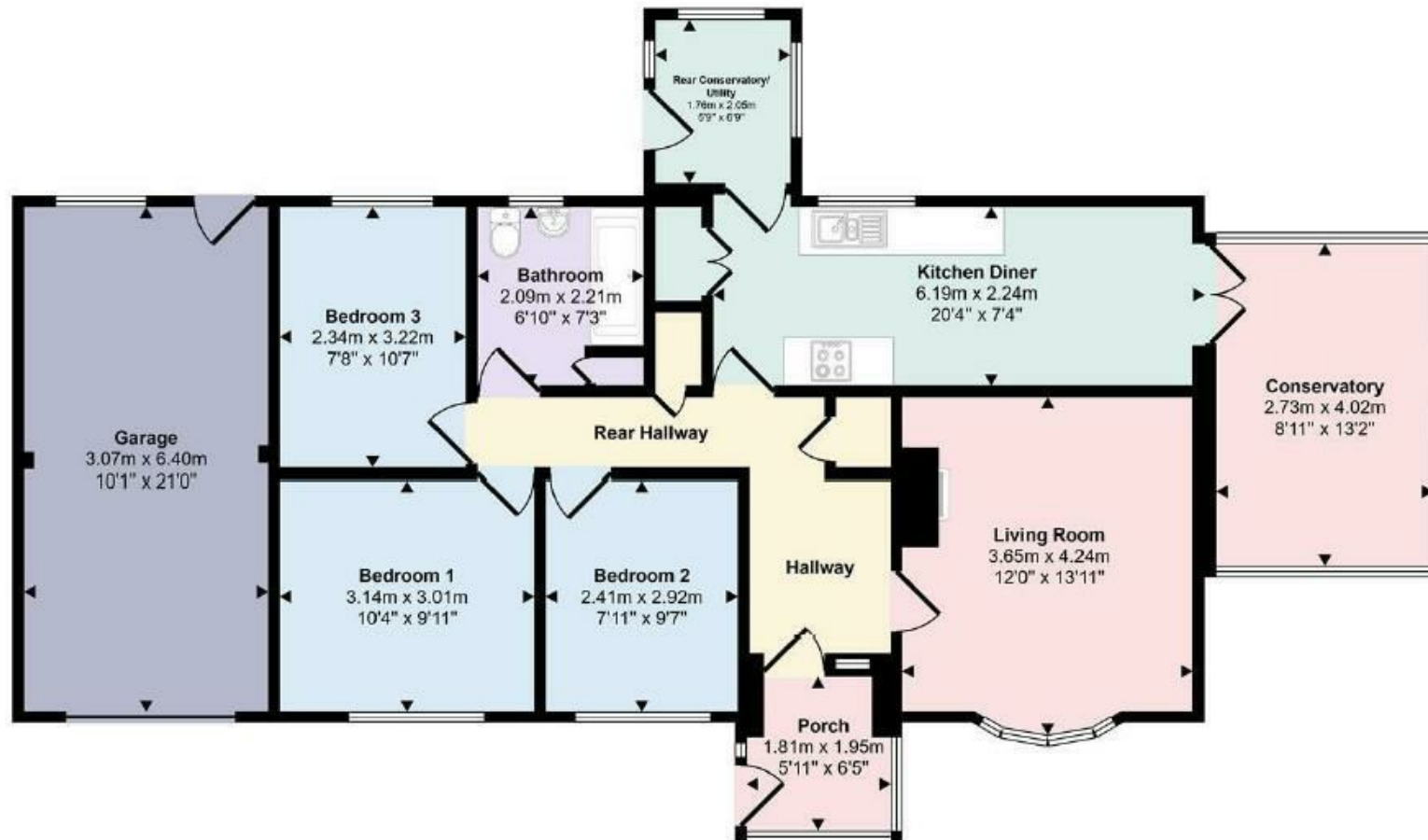
DIRECTIONS

From Cobb Amos in Ludlow, head south out of Ludlow and join the A49 towards Craven Arms. Continue for approximately 8 miles, then follow the signs towards Clun. Continue through the countryside towards Clun and follow the local signs for SY7 8EW, where you will find your destination.





Approx Gross Internal Area
113 sq m / 1218 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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