



SAMUEL WOOD

15 The Cliff Park Dinham, Ludlow, SY8 2JF
Offers In The Region Of £85,000



Located on the popular Cliff Park, Dinham, this two-bedroom park home offers a delightful retreat with stunning views of the countryside and the historic castle. The property is situated within a peaceful park, providing a perfect escape from the hustle and bustle of everyday life while still being conveniently close to the vibrant town centre. This park home is an excellent opportunity for those seeking a quiet lifestyle in a beautiful setting, combining comfort and convenience in one delightful package.

- 2 Bedrooms
- Utility/Boot Room
- Kitchen Breakfast Room
- Lovely Garden
- Pretty Outlook
- No Onward Chain

Upon entering, you will find a welcoming living room that serves as the heart of the home, ideal for relaxation and entertaining. The well-appointed kitchen is designed for practicality and ease, making meal preparation a pleasure. The accommodation further comprises two comfortable bedrooms, providing ample space for rest and rejuvenation, along with a well-equipped bathroom. Additionally, a utility/boot room to the side enhances the functionality of the home, offering extra storage and convenience.

Outside, the property boasts a designated parking space. The gardens to the side and rear are a true highlight, featuring a patio and a decking area, perfect for enjoying the fresh air and views. A shed provides further storage, making it easy to keep your outdoor space tidy. The rear garden also includes an access gate to the road, adding to the practicality of this lovely home.

Agents Note

The property is Leasehold and there is a monthly charge of £176.78 per month which covers ground rent, water and drainage to the property for the year 2026/2027. There is designated parking space and further visitors space available. Purchasers need to be over the age of 50 and in full time residency.

Services: We understand that the property has Lpg gas fired central heating, mains electric, water and drainage.

Broadband Speed: Basic Mbps - Broadband speed 28mbps to 40 mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Floor Plan

Floor area 46.6 sq.m. (502 sq.ft.)

Total floor area: 46.6 sq.m. (502 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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