



**Holly Cottage, 23 Three Counties Park**  
**Upper Pendock, Malvern WR13 6JW**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£129,995**

A SPACIOUS TWO BEDROOM PARK HOME for the OVER 55'S, having REFITTED KITCHEN AND BATHROOM, OFF ROAD PARKING AREA, GENEROUS ENCLOSED GARDENS, situated on a POPULAR SITE, in a SEMI-RURAL LOCATION.

The village of Pendock offers a primary school, shop and a bus service to surrounding areas. Staunton is approximately 3 miles away and offers further amenities to include post office/store, school, doctor's surgery, 2 inns, garage, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles (from Staunton) for connection with the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Enter the property via side aspect half glazed door into:

### **ENTRANCE HALL**

Radiator, door to boiler cupboard housing Vaillant LPG combi boiler, further storage area / possible study area, telephone point.

### **LOUNGE**

16'5 x 10'9 (5.00m x 3.28m)

Marble fireplace and hearth with living flame inset electric fire, two single radiators, inset spotlighting, front aspect window, side aspect bay window. Opening through to:

### **DINING ROOM**

9'6 x 7'5 (2.90m x 2.26m)

Single radiator, side aspect bay window.

### **KITCHEN**

15'0 x 6'7 (4.57m x 2.01m)

Refitted to comprise of a range of base and wall mounted units with wooden worktops and splashbacks, single drainer ceramic sink unit with mixer tap, integrated appliances to include oven, fridge / freezer, four ring halogen hob and extractor fan over, single radiator, two windows, half glazed UPVC stable door to decking and gardens.

### **UTILITY**

5'4 x 6'7 (1.63m x 2.01m)

Plumbing for washing machine, space for tumble dryer, worktop and storage area, wall mounted units, single radiator, rear aspect leaded light window.

### **BEDROOM 1**

11'8 x 9'5 (3.56m x 2.87m)

Single radiator, rear aspect window.

### **BEDROOM 2**

12'10 max x 7'4 (3.91m max x 2.24m)

Additional recess into built-in triple double wardrobes, single radiator, side aspect window.

### **SHOWER ROOM**

10'1 x 6'9 (3.07m x 2.06m)

Refitted to comprise of a large walk-in double shower cubicle accessed via sliding glazed screen with inset, overhead and detachable hand shower, laminate splashbacks, WC, vanity wash hand basin with mixer tap and cupboard below, heated towel rail, front aspect frosted window.

### **OUTSIDE**

A block paved off road parking area gives gated access to the gardens which comprise of a large patio seating area, raised deck, metal shed / workshop with power and lighting, further metal storage shed and bin store to the side of the property. To the rear, there is an LPG tank, crazy paved seating area, further bin store with patio pathway leading to the remainder of the rear gardens which are planted with mature trees, flowers, shrubs and bushes with further purple slate planted borders, all enclosed by low-level walling. The rear step leads to a decked area providing access to the back door, outside lighting and water tap. Fence with gated access to driveway / parking area.

### **SERVICES**

Mains water and electric, LPG, shared private drainage.

### **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### **AGENT'S NOTE**

Ground rent payable at approximately £140 per calendar month.

### **WATER RATES**

Severn Trent - to be confirmed.

### **LOCAL AUTHORITY**

Council Tax Band: A

Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs. WR14 3AF.

### **TENURE**

Leasehold in perpetuity.

### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS**

From the Newent office, proceed to the top of the High Street. Go straight over on the crossroads then take the first turning right on to the Tewkesbury Road. Turn first left on to the Redmarley road, follow this road along and it converts into the Newent road, and into Durbridge road, and then into the Causeway before reaching the village of Redmarley D'Abitot. Turn right onto the Bromsberrow road until reaching the A417 Ledbury road and turn left here. Take the second turning right, follow the bridge over the M50 and take the turning right signposted A438. follow this road along where the entrance to the park site can be found on the right hand side a short distance after Chads Lane. Upon entering the park, take the first left and bear round to the right hand side and the property can be located on the left.

### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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