



Cobwebs, Monks Way Peopleton

Asking Price: £365,000

- Two bedroom link-detached bungalow
- Well established South facing fore garden with off road parking
- Breakfast kitchen with integrated appliances
- Dual aspect lounge and conservatory
- Master bedroom with en-suite w.c. and family bathroom
- Located in the idyllic, peaceful village of Peopleton.
- NO ONWARD CHAIN
- ****THIS PROPERTY CAN BE VIEWED SEVEN DAYS A WEEK****

**Nigel Poole
& Partners**

Cobwebs, Monks Way

Peopleton

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****TWO BEDROOM LINK-DETACHED BUNGALOW**** Located in the idyllic, peaceful village of Peopleton. Kitchen and spacious conservatory; separate dining room; dual aspect lounge; two double bedrooms (bedroom one with en-suite w.c.); family bathroom; mature South facing cottage garden with shrubs, trees, water feature; patio area and off-road parking. Amenities include a village shop with post office, Bowbrook House independent school, The Crown Inn – a quintessential country pub which serves home cooked meals in a cosy setting. 4 miles from the market town of Pershore.

Front

Off road parking. Gated access. South facing fore garden with mature cottage planting, flowers and water feature. Patio seating areas.

Entrance Hall

Storm porch leading to an obscure, single stained glass window wooden door. Two storage cupboards. Access to a boarded loft with ladder. Doors leading to the living room, dining room, bathroom and the master bedroom. Radiator.

Lounge 15' 2" x 13' 4" (4.62m x 4.06m)

Double glazed dual aspect windows to the front and side aspects. Brick fireplace surround housing an electric living flame fire. Radiator. Door to the kitchen.



Kitchen 12' 7" x 7' 9" (3.83m x 2.36m)

Double glazed window to the rear aspect. Wall and base units, one and a half stainless steel sink with mixer tap. Tiled splashback. Integrated dishwasher, washing machine, fridge/ freezer, electric oven; hob and extractor fan. Fitted breakfast table. Tiled flooring and plinth heater. Door to the conservatory.

Conservatory 10' 11" x 9' 9" (3.32m x 2.97m)

Built of brick and double glazed windows to the front, side and rear aspect. Under floor heating. French doors to the front South facing garden. Door to the rear. Tiled flooring. Electrical points.

Dining Room 10' 1" x 12' 6" Max (3.07m x 3.81m)

Double glazed window to the side aspect. Door to bedroom two. Radiator.



Bedroom one 11' 4" x 13' 10" (3.45m x 4.21m)

Double glazed window to the front and side aspect. Door to the en-suite w.c. Storage cupboard. Radiator.

En-suite w.c. 3' 9" x 3' 5" (1.14m x 1.04m)

Wall mounted hand wash basin; low flush w.c. Tiled splash back and flooring.

Bedroom Two 11' 2" x 7' 4" (3.40m x 2.23m)

Double glazed window to the side aspect. Access to boarded loft. Radiator.

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Family Bathroom 10' 0" x 7' 11" (3.05m x 2.41m)

Obscure double glazed window to the rear aspect. Mains shower cubical; panelled bath; vanity hand wash basin; medium level w.c. central heated towel rail; tiled splash back and flooring.

Garden

Range of mature planting with patio seating areas. Two outside water taps (one front and one rear); boot room housing a Grants oil fired boiler. Double skinned oil tank.



Tenure: Freehold

Council Tax Band: D

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2EH.





COBWEBS
TOTAL APPROX. FLOOR AREA 96.7 SQ.M. (1041 SQ.FT.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



MISREPRESENTATION ACT 1991

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N446 Ravensworth 01670 713330

