



SAMUEL WOOD

16 The Cliff Park, Dinham, Ludlow, Shropshire, SY8 2JF

Offers Based On £95,000



This well presented 2 bedroom Park Home is in an elevated position on this well regarded residential site sitting on the outskirts of Ludlow town with fantastic far reaching views, yet easily accessible into Ludlow's historic town centre. Accommodation benefiting from upvc double glazing and Lpg gas fired heating include: Entrance Hall, Kitchen / Diner open plan to Living area, 2 Bedrooms both with fitted wardrobes and Bathroom. Outside there are gardens areas on 4 sides to include decked seating areas and the right to park a single vehicle. EPC – Exempt.

- 2 Bedroom detached Park Home
- Full residential status for the over 50's
- Park home is approximately 10 years of age
- Lpg gas heating, upvc double glazing
- Designated parking space
- Edge of town location with views

Upper glazed front door opens into

### Entrance Hallway

Having useful coat cupboard with hooks

### Kitchen

Having a modern range of matching units with white fronts, heat resistant work surfaces with matching splashbacks, stainless steel splash back behind the cooker point which is a stainless steel gas hob, electric oven and a canopy above. There is a central island with a woodblock work surface and 2 stools. Included in the sale is a washing machine and fridge freezer, integrated into one of the units is the Baxi wall mounted Lpg gas fired central heating boiler which heats domestic hot water and radiators. There are windows to both side elevations with one having a beautiful view across the rooftops to surrounding Shropshire countryside.

Open plan then through into the

### Sitting Room

Having door to front side, small window to side and large window to frontage taking in this lovely rooftop view. There is a feature fireplace with wooden surround and electric fire fitted.

### Bedroom 1

Sits at the rear and has window overlooking rear garden and fitted wardrobes.

### Bedroom 2

Has window to side with this roof top view.

### Bathroom

Having small window to side and nicely fitted with a matching suite in white of wc, pedestal wash hand basin and panelled bath.

### Outside

The property has gardens that sit to both front, sides and rear. To the one side a paved pathway leads to the front door with a decked seating area. Pathway then continues to the rear garden which has been landscaped with low maintenance in mind, with a greenhouse and a useful shed. Steps then lead up to a gravelled section and then a paved area with 2 raised beds, further steps then lead up to the top section of the garden which is decked (in need of attention) and high board fencing and hedge aiding privacy.

### Agents Notes

There is the option to purchase furniture in the property by separate negotiation

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

Mains electricity, windows are double glazed, Lpg gas fired heating, Broadband - 36 Mbps, Superfast - 74 Mbps, Ultrafast - 900 Mbps, Flood Risk – No Risk,

### Local Authority

Shropshire Council

Council Tax Band - A

### Viewings

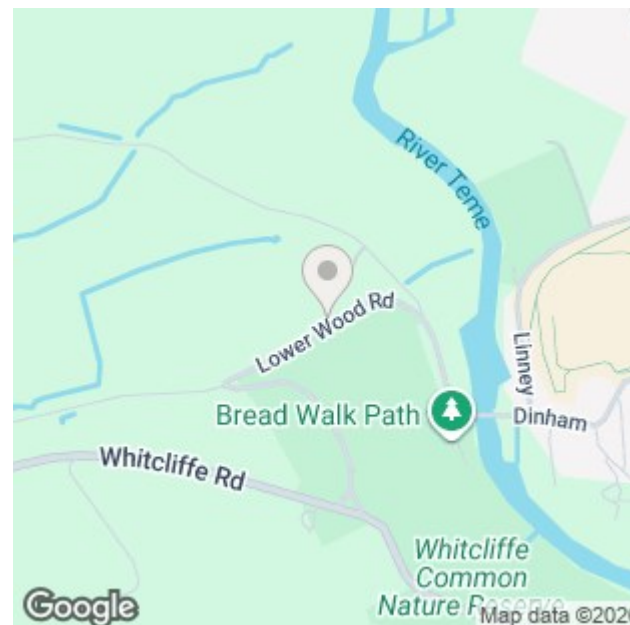
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

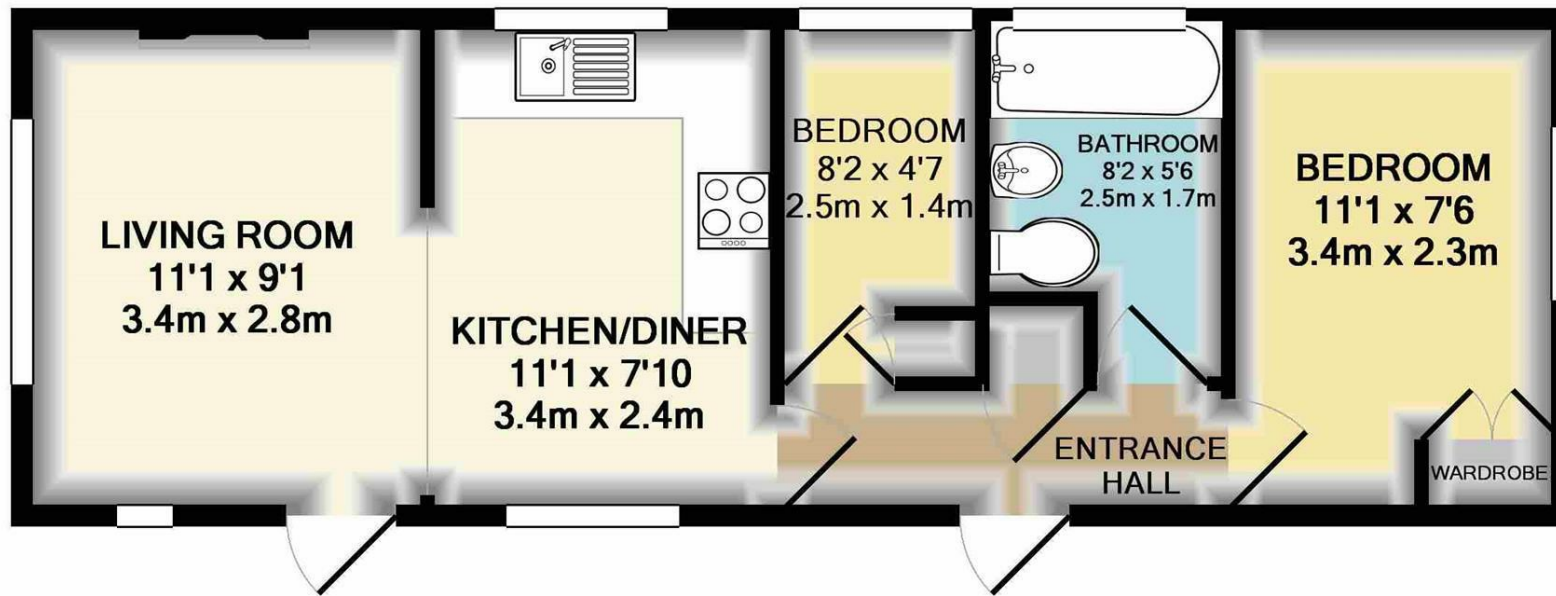
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



## Floor Plans



TOTAL APPROX. FLOOR AREA 384 SQ.FT. (35.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

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