

Peter Clarke



3 St. Marys Acre, Bearley, Stratford-upon-Avon, CV37 0SY

Offers over £435,000

For sale for the first time in over thirty years and located in the peaceful St Mary's Acre development, is this two bedroom detached bungalow in the village of Bearley, just north of Stratford upon Avon. In brief, the accommodation comprises: entrance hall, kitchen, utility, two reception rooms, two bedrooms, master with en suite, bathroom, separate wc, garage, car port and garden. NO CHAIN



BEARLEY is a popular village lying approximately five miles north of Stratford upon Avon and the excellent local amenities. The village has a Village Hall and Church and a nearby railway station. There is also a golf course and gliding club one mile from the village.

ACCOMMODATION

ENTRANCE HALL door to airing cupboard housing hot water tank.

KITCHEN matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit. Space for oven (included but not tested).

UTILITY ROOM base units with work surface over and incorporating stainless steel sink and drainer unit, space for washing machine and dishwasher (appliances included but not tested), wall mounted boiler, door to side.

SITTING ROOM brick fireplace with coal effect gas fire (disconnected), French doors to garden.

DINING ROOM with access from sitting room and hallway.

BEDROOM ONE with built in wardrobe and over bed storage.

EN SUITE three piece suite comprising step up shower, wc and pedestal wash hand basin.

BEDROOM TWO built in wardrobe and over bed storage.

BATHROOM bath with wall mounted shower attachment and pedestal wash hand basin.

SEPARATE CLOAKROOM wc and wash hand basin.

OUTSIDE TO THE REAR is a mainly paved and graveled garden, a well stocked with a variety of shrubs and plants.

TO THE FRONT is a brick paved driveway, and **CARPORT** .

GARAGE with electric up and over door, power and light, and additional storage into eaves.



GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band F**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

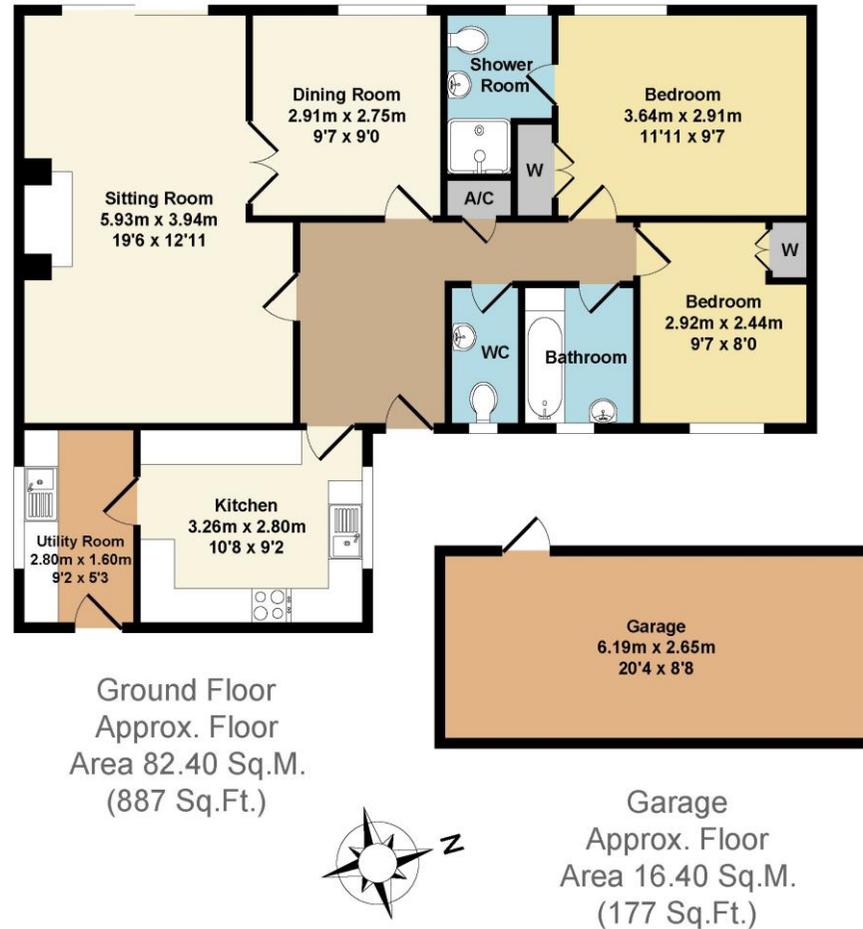
DIRECTIONS: Leave Stratford upon Avon on the A3400 Birmingham Road. At the Bishopton Hill roundabout, take the third exit straight on continuing on the A3400. After approximately three miles, turn right signposted Bearley, continue passing the church on the right hand side and then take the next right onto Bearley Green. Follow the road round, turn right into St Mary's Acre where the property is the second property on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



St Marys Acre, Bearley, CV37 0SY
Total Approx. Floor Area 98.80 Sq.M. (1064 Sq.Ft.)



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.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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