



Peter Clarke

IN ASSOCIATION WITH

Winkworth

66 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DF

- NO ONWARD CHAIN
- Extended
- Three double bedrooms and one single
- L-shaped kitchen/dining/family area at the rear
- Study
- Peaceful cul-de-sac location
- Priority area for Alveston Primary School
- Generous parking
- Main bedroom with en suite



Offers In The Region Of £540,000

Located towards the end of a quiet-cul-de-sac and in the popular village of Tiddington, is this EXTENDED, four bedroom semi detached home offering two reception rooms in addition to a wonderful 'L' shaped, kitchen/dining/living space at the rear. The main bedroom boasts an en-suite, there is a low maintenance garden to the rear, along with generous parking to the front. Offered with NO ONWARD CHAIN and located in the priority area for the popular, Alveston Primary School

#### ACCOMMODATION

Storm porch. Entrance hall, door to understairs storage cupboard. Sitting room with log burner set into fireplace, bay window to front. L-shaped dining/kitchen/family area. The kitchen area comprises matching wall base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit. "Stoves" cooker with seven ring gas hob and overhead extractor fan, integrated dishwasher and space for fridge freezer. A utility area off the kitchen offers space for washing machine and condenser dryer. The living area has sliding doors out to the garden. Study. Cloakroom with wc and wash hand basin with storage under, wall mounted heated towel rail.

First floor is a split level landing with loft access. To one side is a main bedroom with fitted wardrobes and en suite comprising walk in shower, wc and wash hand basin with storage under, additional fitted storage, wall mounted heated towel rail. To the other side is two further double bedrooms (one with fitted wardrobes) and a fourth single bedroom incorporating bulk head. Bathroom with a four piece suite comprising bath, corner shower cubicle, wc and wash hand basin with storage under, wall mounted heated towel rail.

Outside to the rear is a garden comprising a mix of grass and artificial lawn, shed to the rear and enclosed by fencing. To the side is a covered area which would be ideal for further storage leaving the garden completely clear and gated side access to the front. To the front is a driveway for three cars and a low maintenance front garden. EV Charger point.

#### 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 gas, electric, 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.

**LISTED:** No

**BROADBAND/MOBILE COVERAGE:** Broadband Ultrafast (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

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

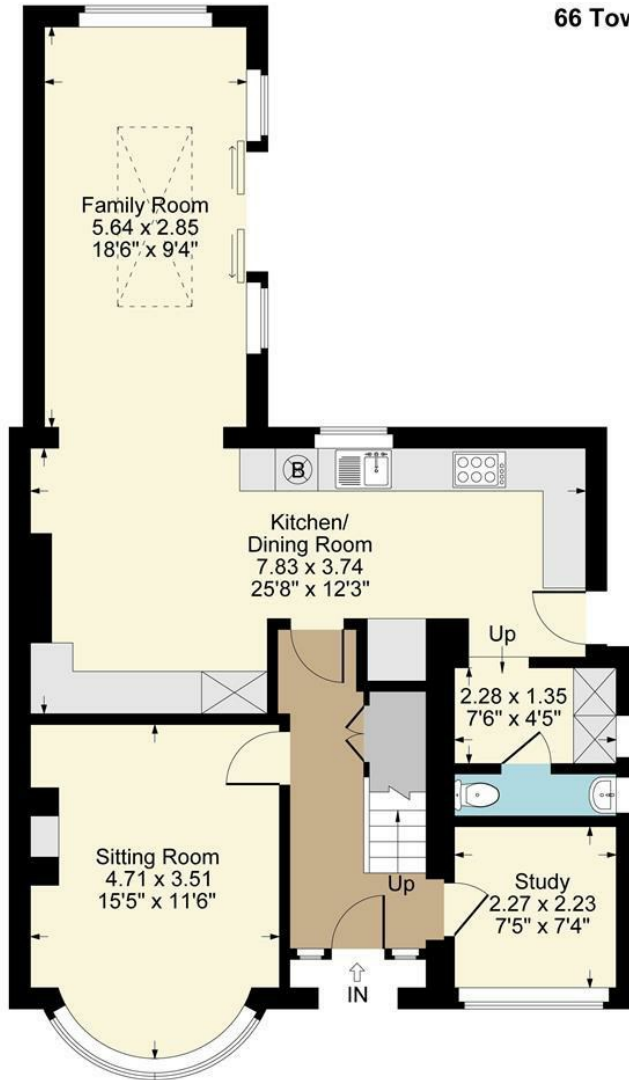
**VIEWING:** By Prior Appointment with the selling agent.



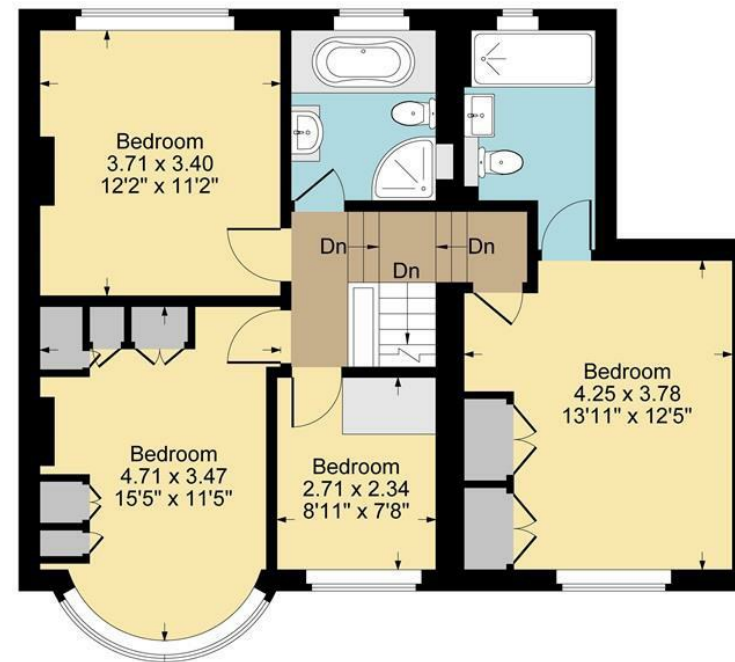
66 Townsend Road, Tiddington



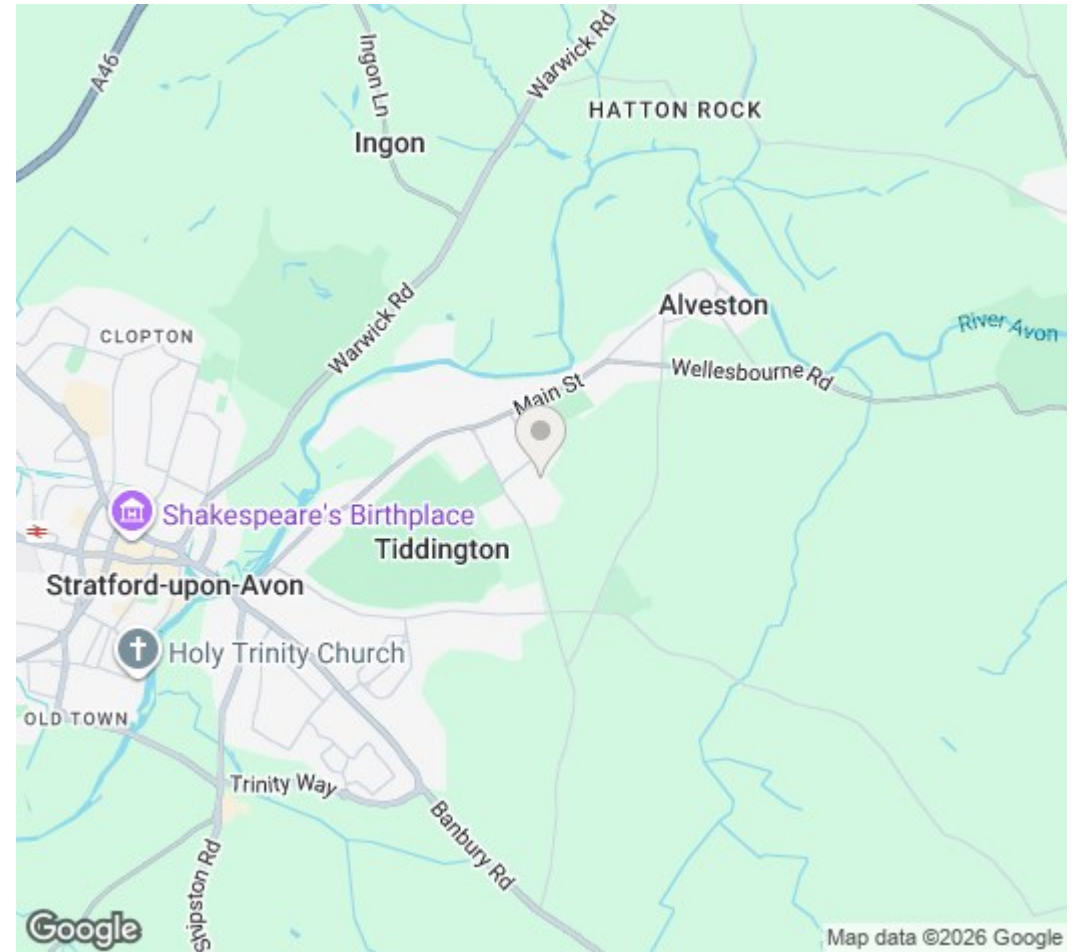
Approximate Gross Internal Area  
Ground Floor = 79.02 sq m / 851 sq ft  
First Floor = 69.92 sq m / 753 sq ft  
Total Area = 148.94 sq m / 1604 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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AN ASSOCIATE OF

Winkworth