



Peter Clarke

7 Tiddington Court Knights Lane, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7BP

- NO CHAIN
- Two/three bedroom bungalow
- Two reception rooms, kitchen and wet room
- Front, rear and side gardens
- Sheltered accommodation with access to 24 hour house manager
- Residents lounge, restaurant and laundry facilities
- Viewing highly recommended



£199,950

NO CHAIN. A two/three bedroom retirement bungalow in a tucked away position with a front, side and rear garden. Forming part of Tiddington Court with access to 24 hour house managers, residents lounge and laundry facilities.

#### ACCOMMODATION

Entrance hall, sitting room with gas fireplace and fitted units. Kitchen with range of matching wall and base units, work top over incorporating stainless steel sink, space for oven and fridge freezer. Dining room with window to front and two fitted wall to ceiling units. Bedroom with range of fitted wardrobes. Second bedroom with range of fitted wardrobes. Bathroom with panelled bath, wash hand basin with shelving and wc.

Outside to the front, side and rear is a garden enclosed by a picket fence, mainly laid to lawn with a mix of planted beds, shrubs and trees.

#### GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 121 year lease from 1984, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The current service charge is £7,409.52 per annum.

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. There are shared pathways to the front.

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

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

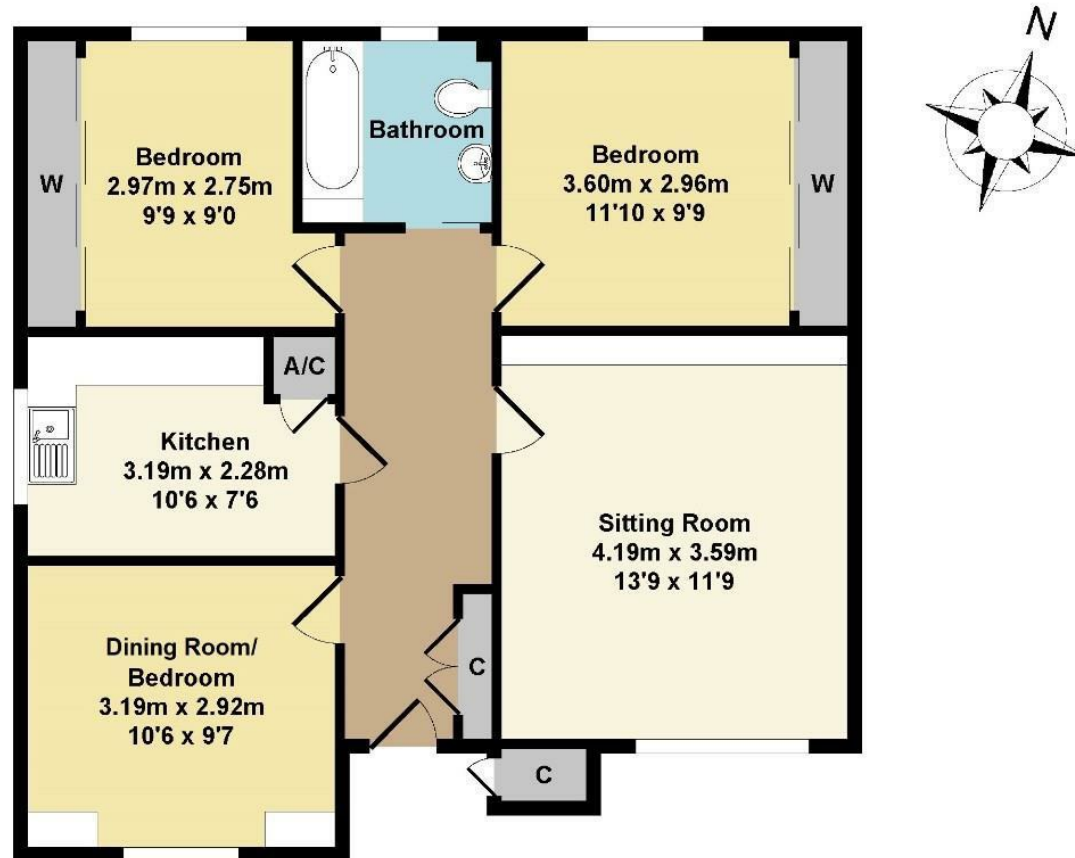
VIEWING: By Prior Appointment with the selling agent.

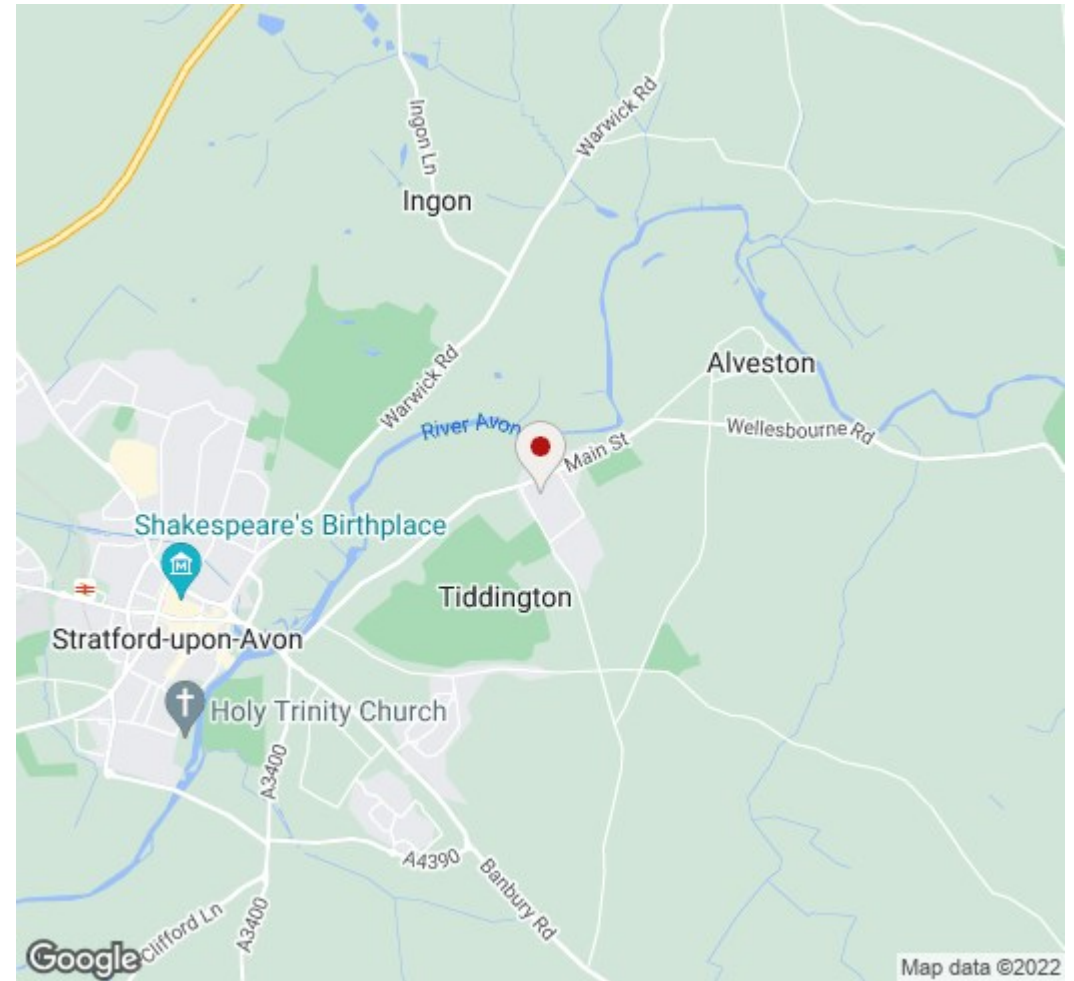


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## Total Approx. Floor Area 65.80 Sq.M. (708 Sq.Ft.)

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 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 Peter Clarke & Co LLP 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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