Denny & Salmond

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Residential Sales & Letting Agents

30 Tanhouse Lane

Malvern, WR14 1UB

Located in a popular residential area and within walking distance to the vast amenities of Malvern Link to include, doctors surgery, shops, pubs, schools, train station and so much more. This detached bungalow briefly comprises Entrance Porch, Reception Hall, Kitchen Breakfast Room, Living Room, Two Bedrooms and Shower Room. The property further benefits from double glazing throughout, gas central heating and a stunning landscaped Rear Garden. With a Garage and driveway parking for several vehicles, this property is not a property to be missed. EPC Rating C

£325,000

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Entrance Porch

Entrance Porch with double glazed obscured windows to the front and side aspects, lighting and door to Reception Hall.

Reception Hall

A Spacious Reception Hall with doors off to all rooms, radiator and coving to ceiling.

Kitchen Breakfast Room

12'10" x 10'4" (3.92m x 3.15m)

Part glazed door opens into the Kitchen Breakfast Room with tiled flooring throughout and fitted with a range of base and eye level units with working surface. Stainless steel sink unit with drainer and mixer tap and single slot in electric oven with four ring electric hob. Space and plumbing for a washing machine, space for an additional undercounter appliance and space for a further tall appliance. Door to the Airing Cupboard currently housing slatted shelving and radiator. Door to a useful storage cupboard housing the Worcester Bosch boiler and wall mounted consumer unit. Radiator, large double glazed window to the rear aspect overlooking the beautifully maintained rear Garden, double glazed obscured window to the side aspect and part glazed door opens out to the driveway parking and Garage.

Living Room

12'11" x 9'10" (3.95m x 3.02m)

Part glazed door opens to the Living Room with a picture rail, radiator and double glazed French door opening out to the beautiful rear Garden.

Bedroom One

13'11" x 13'11" (4.25m x 4.25m)

A generous double Bedroom with picture rail and double glazed bay window to the front aspect providing views to the Malvern Hills. Radiator.

Bedroom Two

9'10" x 10'10" (3.00m x 3.31m)

Currently used as a Dining Room with coving to ceiling, radiator and large double glazed window to the side aspect.

Shower Room

Fitted with a white suite comprising low flush WC, vanity unit with sink inset, mixer tap and cupboards below. Corner shower cubicle with glazed sliding doors, aqua board to the walls and mains shower over. "Ladder" style radiator, tile effect flooring, extractor fan to ceiling and two double glazed obscured windows to the side aspect. Access to the roof space via ladder and hatch.

Outside

The Fore-Garden is laid to gravel for ease of maintenance with flower and shrub filled boarders, paved parking for numerous vehicle and access to the Garage.

To the rear of the property is a stunning landscaped Garden with a mixture of planting, shrubs and seasonal perennials to provide depth and colour all year round . Numerous seating areas have been provided to enjoy the tranquillity of the Garden. A paved pathway leads to the Garage and two timber sheds. There is a further small lawned area at the rear of the Garden with flower filled beds and vegetable patch.

Garage

8'3" x 17'5" (2.52m x 5.32m)

Up and over door, power, lighting, curtesy door, single glazed windows to the rear and side aspect.

Council Tax Band

We understand that this property is council tax band D.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

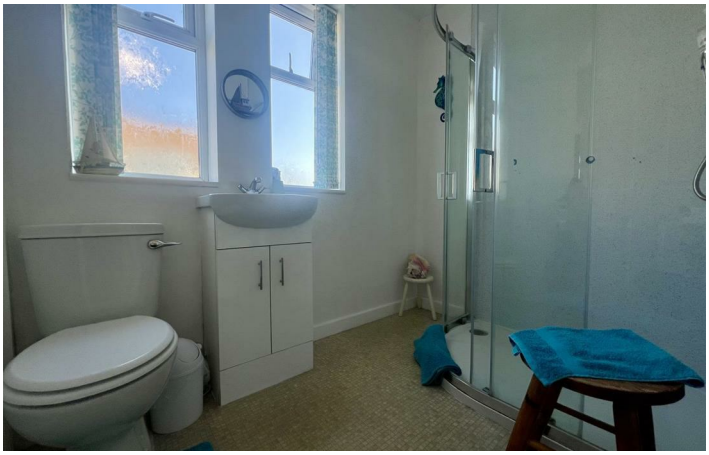
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

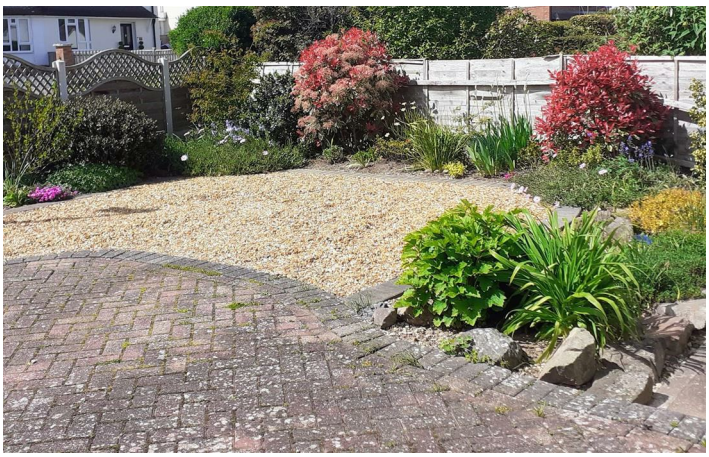
Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

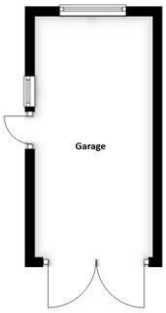
Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement





Floor Plan



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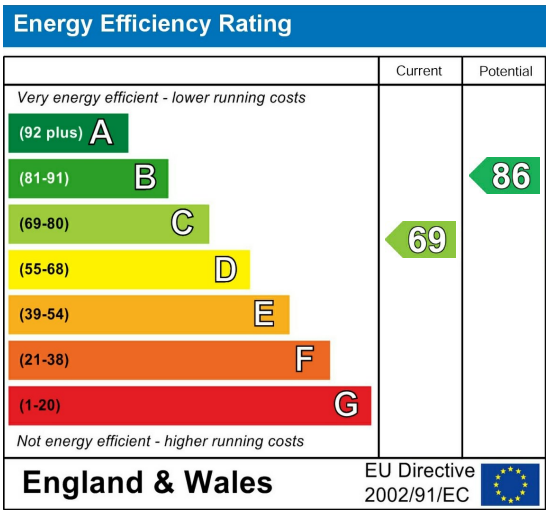

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.