



8 Cheedale Close,
Loundsley Green, S40 4NZ

£115,000

W
WILKINS VARDY

£115,000

OVER 55'S RETIREMENT BUNGALOW - 70% SHARED OWNERSHIP - CUL-DE-SAC LOCATION

Situated in a desirable cul-de-sac, this well presented bungalow offers comfortable and practical accommodation, ideal for those seeking single level living.

The property features a generous dual aspect living room, a fitted kitchen, two double bedrooms, and a shower room/WC. Externally, residents can enjoy communal gardens and parking.

The property is well placed for the local amenities in Newbold Village and for access to Holmebrook Valley Park.

- OVER 55'S RETIREMENT BUNGALOW
- 70% SHARED OWNERSHIP
- SECLUDED CUL-DE-SAC POSITION
- GENEROUS DUAL ASPECT LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- COMMUNAL GARDENS & PARKING
- EPC RATING: C

General

Gas central heating (Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 59.9 s.qm./645 sq.ft.
Council Tax Band - A
Tenure - Leasehold

uPVC double glazed French entrance doors open into a ...

Entrance Porch

Having a tiled floor and a useful built-in store cupboard. A composite door gives access into the ...

'L' Shaped Entrance Hall

Having a built-in airing cupboard cupboard and loft access hatch.

Living Room

16'11 x 10'0 (5.16m x 3.05m)
A generous dual aspect reception room with sliding patio doors overlooking and opening onto the rear of the property.
This room also has an electric fire suite.

Kitchen

13'7 x 7'10 (4.14m x 2.39m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and an under counter fridge and freezer.
Useful built-in storage cupboard.
Tile effect laminate flooring.

Bedroom One

12'9 x 10'5 (3.89m x 3.18m)
A good sized rear facing double bedroom.

Bedroom Two

9'10 x 9'7 (3.00m x 2.92m)
A rear facing double bedroom.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

To the front of the property there is a small courtyard and communal parking.

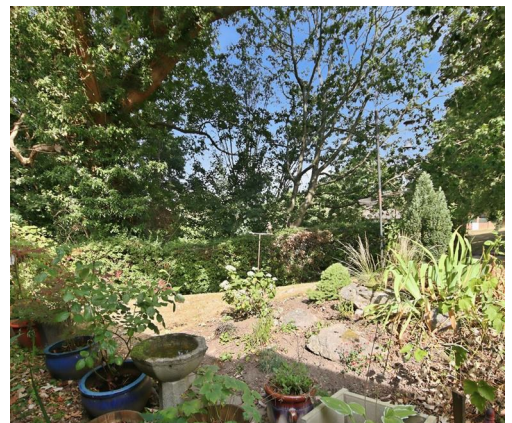
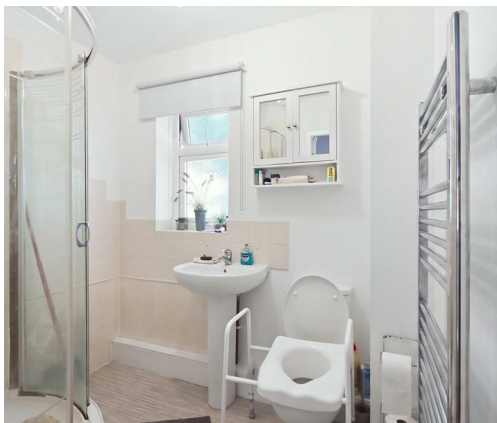
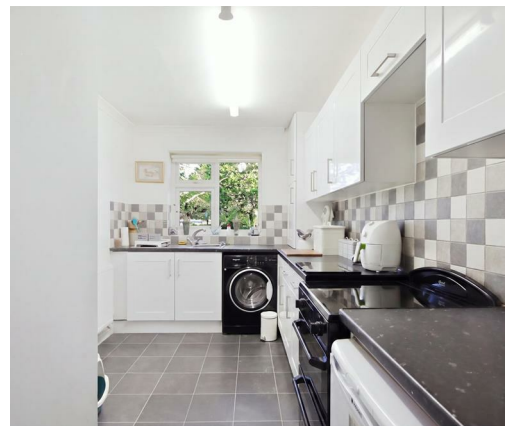
To the rear of the property there is a paved seating area and communal gardens.

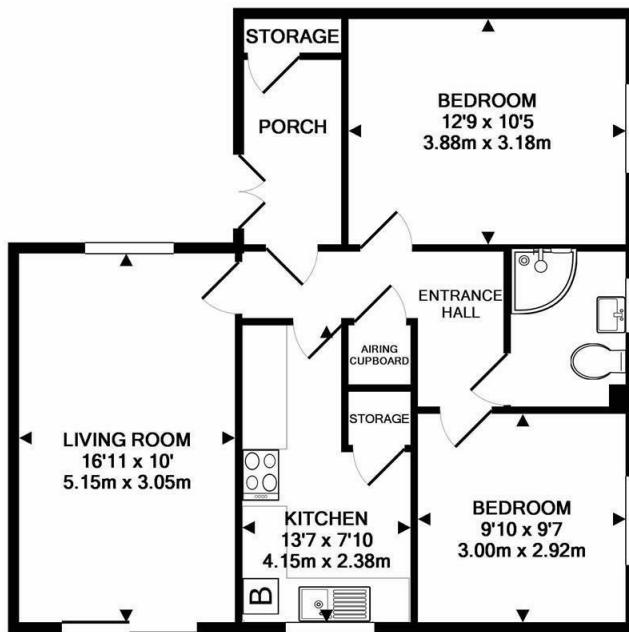
Additional Information

The property is subject to an Over 55 age restriction.

Any prospective purchaser will be required to complete an application form and provide proof of age for the approval of the Guinness Partnership.

The property is Leasehold and the service charge is £139.03 per calendar month payable to The Guinness Housing Partnership, which covers On Site Warden Service and Careline, window cleaning, exterior building maintenance, buildings insurance and grounds maintenance.





TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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