



Turangi 14A Croft Bank, West Malvern, WR14 4BW
Guide Price £475,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Malvern welcome to the market Turangi. Situated in the sought-after area of Croft Bank, West Malvern, this charming three/ four-bedroom split level detached bungalow offers a perfect blend of comfort and scenic beauty. With no onward chain, this property presents an excellent opportunity for those looking to settle in a tranquil community.

Upon entering, you are welcomed by a spacious porch that leads into a generous hall, setting the tone for the rest of the home. The large living room enjoys natural light to the front aspect, providing an inviting space for relaxation and entertainment. The well-appointed breakfast kitchen is ideal for family gatherings, while the rear porch offers convenient access to the outdoor areas.

This bungalow features three/four well-proportioned bedrooms, with the main bedroom benefiting from an ensuite for added privacy and convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Outside, the property enjoys surrounding gardens that enhance the overall appeal, providing a serene space to enjoy the stunning far reaching views that this location is renowned for. Additionally, parking is available, making this home as practical as it is picturesque.

In summary, this delightful bungalow in West Malvern is perfect for families or those seeking a peaceful retreat, all while being close to local amenities and the natural beauty of the Malvern Hills. Don't miss the chance to make this lovely property your new home.

EPC: C Council Tax Band: E Tenure: Freehold

Porch

UPVC double glazed windows to front and side aspects. Laminate wooden flooring. Radiator and ceiling light point.

Hallway

Ceiling light point and two wall light points. Radiator and loft access.

Living Room

"L" shaped living room with double glazed sliding patio doors opening to the patio and enjoying front aspect outlook. Double glazed window to side aspect. Gas fire with brick fireplace and hearth. Radiator and two ceiling light points. Two wall lights. Laminate wooden flooring.

Coat Cupboard

Obscure double glazed window to side access. Radiator and ceiling light point. (Previously used as a WC and has plumbing to be reinstated)

Bedroom 1

Double glazed window to rear aspect. Built-in wardrobe. Two radiator and ceiling light point. Door to:

En-Suite

Obscure double glazed window to side aspect. Panelled bath with 'Mira' shower over, wash hand basin inset to vanity unit and WC. White heated towel rail. Built-in vanity cupboard. Ceiling light point and extractor. Shaver point and light.

Bedroom 2

Double glazed window to rear aspect with far reaching countryside views. Built-in wardrobe. Radiator and ceiling light point.

Bedroom 3

Double glazed window to side aspect. Radiator and ceiling light point.

Bedroom 4/Study

Double glazed window to side aspect. Built-in storage cupboard with wooden shelving. Radiator and ceiling light point.

Airing Cupboard

Housing water tank and shelving.





Shower Room

Obscure double glazed window to side aspect. Double width walk-in shower with rainfall attachment, basin inset to vanity unit and WC. Ceiling light point and extractor. Chrome heated towel rail.

Loft

Pull down ladder, partly boarded with lighting.

Lower Level

Steps/ stair lift provide access to the kitchen/dining area.

Kitchen/Dining Area

Double glazed window to rear aspect with wonderful outlook. Worcester wall mounted boiler. Two double glazed windows to side aspect. Two radiators. Kitchen fitted with wall and base units and breakfast bar. Space for undercounter fridge and freezer and space and plumbing for washing machine and dishwasher. Built-in oven with 4 ring hob. Stainless steel one and a half sink and drainer. Two ceiling light points. Loft access. Tiled splashbacks.

Rear Porch

UPVC double glazed windows, tiled floor and door.

Outside - Front

Lawned area to the side and seating area to the front. Steps with handrail to gravelled area providing ample parking area to the front aspect. Electric power sockets. Enclosed with wooden fencing & laurel hedging.

Outside - Rear

Well maintained gardens with stunning open countryside views to the rear. Hardstanding and seating area. wooden summerhouse and wooden shed. Lawned area and mature borders. Raised railway sleeper borders. Outside electric power sockets.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Council Tax MHDC - Malvern

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently that this is a full-fibre connection is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

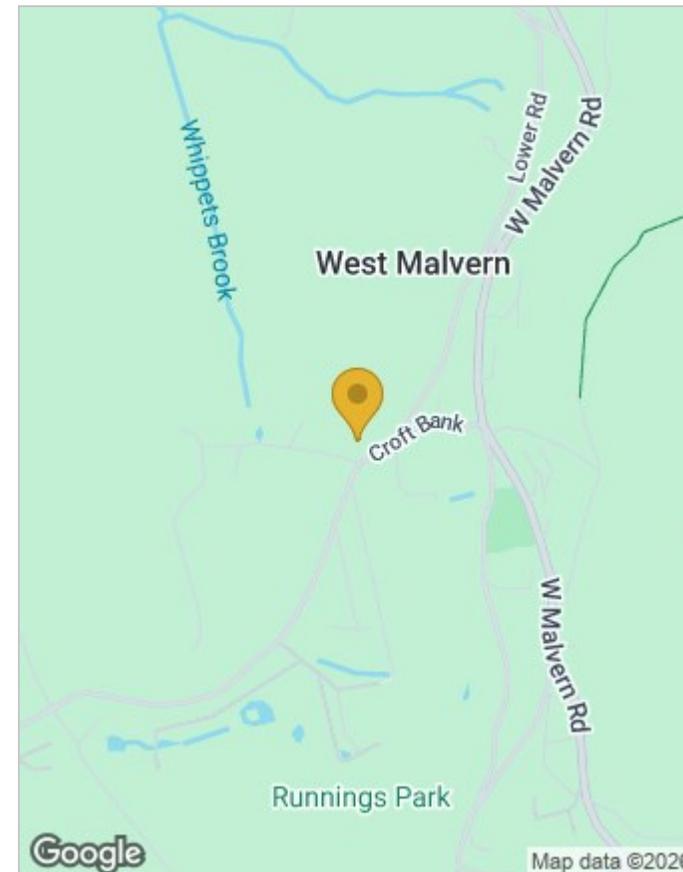
Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(95 plus)	A		84
(81-91)	B		
(69-80)	C	73	
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.