



SAMUEL WOOD

15 Belle Vue Terrace, Ludlow, Shropshire, SY8 2NZ

Offers Based On £300,000



3 2 1 C

Exclusively located in the gated community of four properties, at the end of a no through road, this semi detached house enjoys fine views to the frontage, a single parking space and a low maintenance and two tiered rear garden. The property is well presented throughout and benefits from gas fired heating and UPVC double glazing, to include an impressive kitchen / dining room, living room with fine views, rear hallway, a small utility and cloakroom. On the first floor there are three bedrooms, the main bedroom having a fabulous view with an ensuite shower room, and a house bathroom with shower and bath. No onward chain.

- Three bedroom semi detached house
- Gated community on no through Road
- Fine views to the frontage
- Enclosed rear garden
- Modern and well presented interior
- No, onward chain

### Location

Belle Vue Terrace is a no through road and is easily accessible into Ludlow's historic town centre, which has an excellent range of facilities and a mainline railway station.

### Accommodation

The property is approached into a spacious kitchen / dining family room, fitted with a modern range of matching units with cream coloured fronts. There is a freestanding range cooker, fridge freezer and dishwasher all included.

The sitting room sits at the front of the house and enjoys a fantastic rooftop view towards St Lawrence's church and the Castle with Whitcliffe in the background and also has the benefit of a feature fireplace with gas fire.

Rear hallway, with small utility and a separate cloakroom with a white suite.

The first floor landing serves three bedrooms, the main bedroom sits at the front of the house with fantastic views, a fitted wardrobe and a modern ensuite bathroom. The house bathroom is also modern and enjoys a bath and a shower.

### Outside

Sitting in a gated community of only four properties, at the end of a no through road, the property is approached onto a tarmac driveway, providing parking for a single car.

A pathway leads into the rear garden with Flagstone patio. Steps then lead up to the larger top tier of the garden laid to lawn with some mature trees, decking and a garden shed.

### Agents Note

The development has a small communal charge, which includes maintenance of the communal gate, at a cost of £70 for the 2026 year.

### Services

Services: We understand that the property has gas fired central heating, mains electric, water and drainage.

Broadband Speed: 15 and 1800 MBPS

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

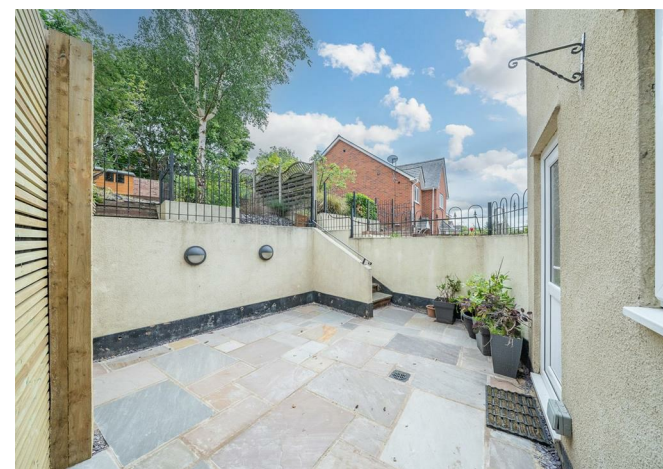
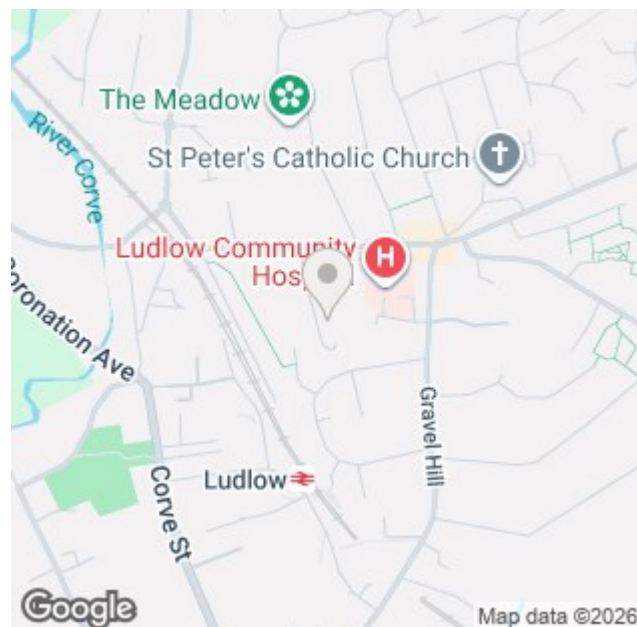
Council Tax Band: No council tax, as previously run as a holiday let and this would need to revert back to a normal council tax, if it is to be used as a home.

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Total floor area: 97.2 sq.m. (1,046 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)