

SAMUEL WOOD

39 Doddington Heights, Earls Ditton Lane, Cleobury Mortimer, Worcs, DY14 0NJ

Asking Price £135,000



39 Doddington Heights

Earls Ditton Lane, Cleobury Mortimer, Worcs, DY14 0NJ

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- 2 Bedroom Park Home
- Full 12 month occupancy
- Surrounded by beautiful countryside
- Bathroom and Shower Room
- Parking and Gardens
- Lpg gas and upvc double glazing



This two bedroom detached Park Home sits on a site of similar properties on the edge of Clee Hill common and enjoys beautiful surrounding countryside. The site has a full 12 month occupancy and accommodation benefits from upvc double glazing and LPG gas fire heating to include Entrance Hall with cupboard, Dining Room, archway to Sitting Room, upgraded Kitchen, Two Double Bedrooms, Main Bedroom having small Dressing Room and En-suite Bathroom, seperate Shower Room. Outside there is a tarmacadam driveway and low maintenance gardens.

Doddington is a pretty village sitting on the slopes of Clee having a garage with shop village hall whilst the larger village of Clee Hill is a short drive has a large range of amenities. Sitting further to west historic Ludlow renowned for architecture culture and festivals whilst to the east is Cleobury Mortimer with a good range of facilities.



Front door opens into entrance hallway with useful storage cupboard leading through into dining room with archway into the living room having windows overlooking rear garden with a rooftop view and a gas fire. The kitchen has been upgraded recently with window and door to side and the airing cupboard is accessed from the kitchen.

Two double bedrooms feed off the entrance hall with the main bedroom having a dressing area and ensuite bathroom and a separate house shower room.

The properties is approached on to a tarmac driveway providing parking for a car whilst low maintenance and well maintained gardens sit to both side and rear elevations.













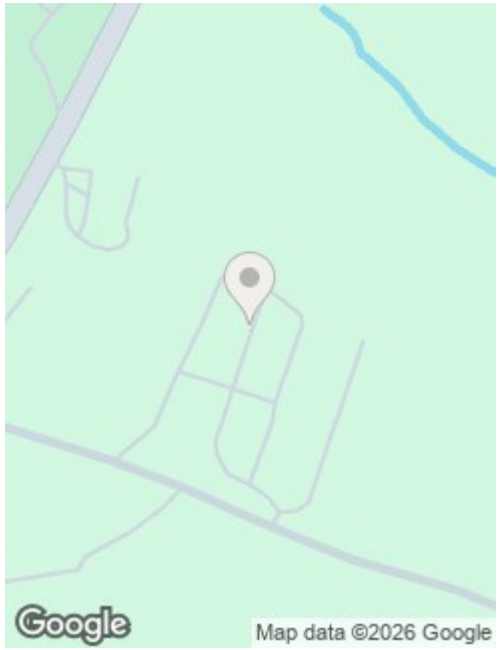

Directions

Agents Notes
1. Ground rent including water and drainage cost is £2491.20 per annum
2. Full 12 month residential usage (residents must be over the age of 50)
3. If the property is sold in the future 10% of the price achieved for the property payable back to the park homeowners
4. A copy of the site rules are available upon request

Services: We understand that the property has Mains Water, Mains Electricity, LPG gas fired heating to radiators (recently upgraded), windows are upvc double glazed.

Broadband Speed: Between 12 Mbps and 38 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold.

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

Council Tax Band: A

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 craven arms 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



Floor Plan

Floor area 70.3 sq.m. (756 sq.ft.)

Total floor area: 70.3 sq.m. (756 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

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.