



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

STABLE COTTAGE, 5 STAR YARD

TENBURY WELLS, WORCESTERSHIRE, WR15 8EB

GUIDE PRICE
£115,000



**A COSY ATTACHED COTTAGE WITH A PARKING SPACE
WITHIN LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

• KITCHEN • LIVING ROOM • BEDROOM • SHOWER ROOM • PARKING SPACE • EPC RATING D

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Leominster – 9.5, Ludlow – 10, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and immediately after passing the Market Tavern on your right, turn left into Star Yard as indicated by a Nick Champion directional arrow and the property will be found on your right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Stable Cottage, 5 Star Yard is tucked away in a small courtyard development off Market Square, conveniently situated close to the town centre and within level walking distance of all of the facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies. The property is within the Tenbury Wells Conservation Area.

Stable Cottage, 5 Star Yard is a compact one bedroom attached cottage. The property benefits from UPVC framed double glazing, mains gas fired central heating with a Worcester combi boiler and a parking space with an EV charging point. The property is generally in good condition, the living room, stairs and bedroom require new floor coverings. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

ACCOMMODATION

An entrance door opens into the living room with an opening through to the kitchen/breakfast room with a quarry tiled floor, understairs cupboard, and fitted wooden units incorporating a ceramic sink/drain, space for a fridge/freezer and an electric cooker with an extractor hood over, plumbing for a washing machine, and housing the Worcester combi boiler.

From the living room stairs rise up past a built-in store cupboard to the double bedroom with an ensuite with a Triton T80 electric shower, pedestal basin and wc.

OUTSIDE

There is one parking space in front of the property with an EV charging point.

TENURE

Freehold (with Flying Freehold in favour of 4 Star Yard).

SERVICES

Mains water, drainage and electricity and gas are connected. Gas fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band A

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2441-2410-2194-7221>

VIEWING

By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

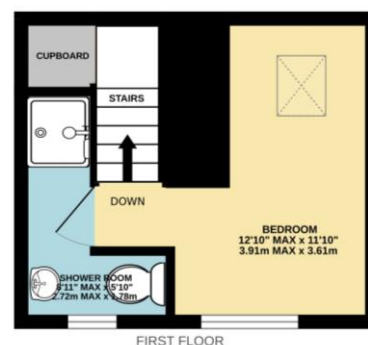
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Photographs taken on 12th September 2024

Particulars prepared September 2024

Particulars updated: 29.10.2024

what3words: ///snowballs.stint.sonic



FIRST FLOOR



GROUND FLOOR

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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.