



For Sale by Private Treaty
Berrow View, Martley, Worcestershire, WR6 6PJ

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

Situated in the heart of the Teme Valley, Berrow View is a detached 3 bedroomed bungalow with private gardens and a detached garage.

The property is subject to an Agricultural Occupancy Condition (AOC). Viewings are strictly by appointment via the agents and only qualifying applicants are permitted to view the property.

SITUATION

Berrow View is located in the village of Martley and is accessed off the B4197 which links Martley to the A44. Martley is a thriving village within the Malvern Hills District Council and benefits from Martley CE Primary School, The Chantry School, multiple pubs, a village shop incorporating a post office and a village playing field.

DESCRIPTION

Berrow View is a detached bungalow extending to approximately 83 sqm/893 sqft, set in a rural location, of Woolaway construction, within its own fully enclosed garden and private driveway. The property has recently been refurbished and modernised throughout.

The bungalow **accommodation** comprises:

Front Door leading into Entrance Lobby

Entrance Lobby

Washing machine point, storage cupboard with British gas boiler, tiled flooring and door leading to living room.

Living Room (5.50m x 5.15m max)

Two double radiators, door to rear of the property and tiled flooring

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Kitchen (3.74m x 3.70m max)

Wall and base units incorporating sink and drainer with mixer tap, dishwasher point, Beko oven with overhead extractor fan, storage cupboard, tiled splash back and tiled flooring.

Inner Hall

Storage cupboard and carpet flooring.

Family Bathroom

Low flush W/C, airing cupboard with radiator, double radiator, wash hand basin, panelled bath with overhead shower and tiled flooring.

Bedroom 1 (3.11m x 3.83m max)

Double bedroom with a double radiator and carpet flooring.

Bedroom 2 (3.11m x 2.70m max)

Double bedroom with a double radiator and carpet flooring

Bedroom 3 (1.88m x 3.68m max)

Single bedroom with a double radiator and carpet flooring

Outside the property

A well maintained, small fully enclosed garden with a gravelled seating area and front driveway. Note: There is no option of further land for sale attached to this property.

Garage (approximately 224 sqft)

A detached garage with an up and over door and a mono pitched roof.

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TENURE – Freehold with Vacant Possession on completion.

SERVICES – Mains water, electricity, LPG gas and foul drainage

LOCAL AUTHORITY – Malvern Hills District Council

ENERGY PERFORMANCE CERTIFICATE (EPC) – Energy Rating and score E

COUNCIL TAX – Band C.

PLANNING - We are informed the planning reference no. was MR73/404

VIEWING - Block Viewings by Appointment Only

Tel 01905 27288, email: alicecrump@doorbars.co.uk

CONTACT

Richard Pugh FRICS FAAV or Alice Gore MRICS FAAV

Telephone number: 01905 27288.

Money Laundering Regulations

Intending purchasers will be required to produce identification and proof of funding, in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

General

These particulars are issued on the strict understanding that all negotiations are conducted through DOORBARS, MISREPRESENTATIONS ACT – 1967 (or any amended Act) – DOORBARS for themselves and for the Vendors of this property whose agent they are, given notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of DOORBARS, or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the particulars. 5. The Vendor does not make or give, and neither DOORBARS, nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.



Offers Based Around £450,000







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