



nick tart

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12 Astbury Falls, Eardington



Early viewing is much advised on this stylishly presented lodge home in the ever popular Astbury Falls, on the outskirts of Bridgnorth.

Situated in a gated development of similar homes, number 12 is available with no upward chain and is currently used as a holiday let but is also available for 12 month residency, therefore appealing to a wide range of buyers.

Comprising in brief of the entrance hall, 19ft open plan sitting/dining room which has twin sliding patio doors to an elevated decking area to the front, a well appointed fitted kitchen with built in appliances including dishwasher, fridge/freezer etc..... Also on offer are two bedrooms (master having an ensuite shower room and walk in wardrobe) as well as the main bathroom which incorporates a small sauna room.

A pleasant decking area to the outside as well as driveway parking can also be found having the added bonus of large communal outside grounds.

OFFERS OVER £110,000

Directions

From Bridgnorth take the A4555 for Highley following the signs for Astbury Falls. Proceed through Eardington and a little beyond, turn right indicated by the signpost, the entrance is then some 50 yards on your left hand side approached through electric gates.

Tenure

The property is leasehold, there are 42 years on the lease and the approx. ground rent is £3,000 per annum.

Services

Mains electricity and water are connected. Private drainage. Gas (LPG) central heating.

Property Information

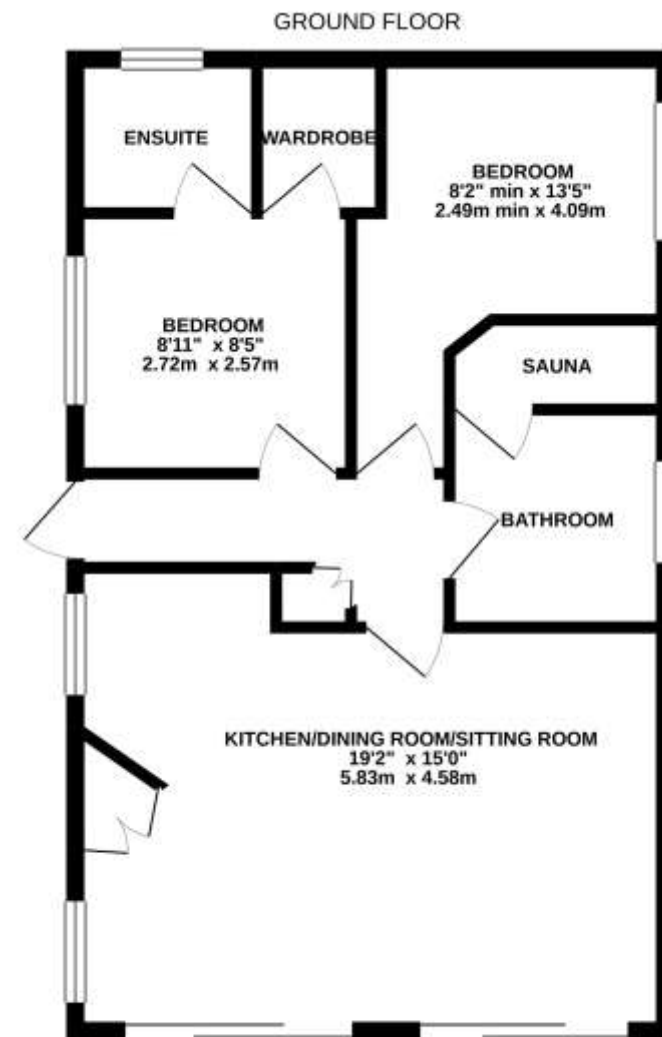
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, appliances and appliances shown have not been inspected or guaranteed as to their operability or efficiency can be given.
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