



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## WESTHAVEN

STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8QH

GUIDE PRICE

**£289,950**



### A DETACHED COUNTRY BUNGALOW FOR REFURBISHMENT SET ON A GENEROUS PLOT.

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- THREE DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GARAGE & PARKING
- LARGE GARDENS

**NICK CHAMPION LTD**

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

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# WESTHAVEN, STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8QH

## APPROXIMATE DISTANCES

Tenbury Wells – 6.5 miles, Bromyard – 7 miles, Leominster – 14 miles, Worcester – 16 miles, Ludlow – 17 miles, Kidderminster – 18 miles, M5 J6/J7 – 20 miles, Hereford – 22 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and immediately after passing The Pembroke Public House turn left onto the B4214 sign posted Bromyard. Proceed for 4.8 miles before turning left sign posted Hanley and Stoke Bliss Church. Continue along the council lane for approximately 1.5 miles and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Westhaven is located in the Parish of Stoke Bliss and nestles amidst delightful rolling farmland on the Worcestershire/Herefordshire borders. The local market towns of Tenbury Wells and Bromyard are just a short drive away and are host to a range of amenities.

Westhaven is a brick and timber framed and tiled roof bungalow which was constructed circa 1970. The bungalow offers spacious accommodation which requires refurbishing throughout.

## ACCOMMODATION

A sliding patio door opens into the porch from which a door leads to the entrance hall. The kitchen/dining room has a range of wooden base and wall units incorporating a stainless steel double sink unit, a Creda hob (not in use), space for white goods, and an airing cupboard with shelving. A porch housing the Camray Quartet boiler has a door to outside. The sitting room has an Efel oil fired stove and a sliding patio door to the conservatory, with a patio door to outside. There are three double bedrooms, all with built in wardrobes, and the bathroom has a corner bath, a Mira Jump shower in a separate cubicle, a vanity basin and wc.

## OUTSIDE

A tarmac driveway flanked by lawn provides parking for several vehicles and leads to the detached double garage (19'9" x 16'6") with an Everest manual up and over garage door, power, light and a door to the overgrown garden. The large enclosed rear garden is south-facing and backs onto woodland. The rear garden can be accessed via paths around either side of the bungalow and there is a greenhouse adjacent to the garage.

## SERVICES

Mains water and electricity are connected.  
Private drainage.  
Oil fired central heating.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request.

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## MORTGAGES

For a mortgage calculation visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

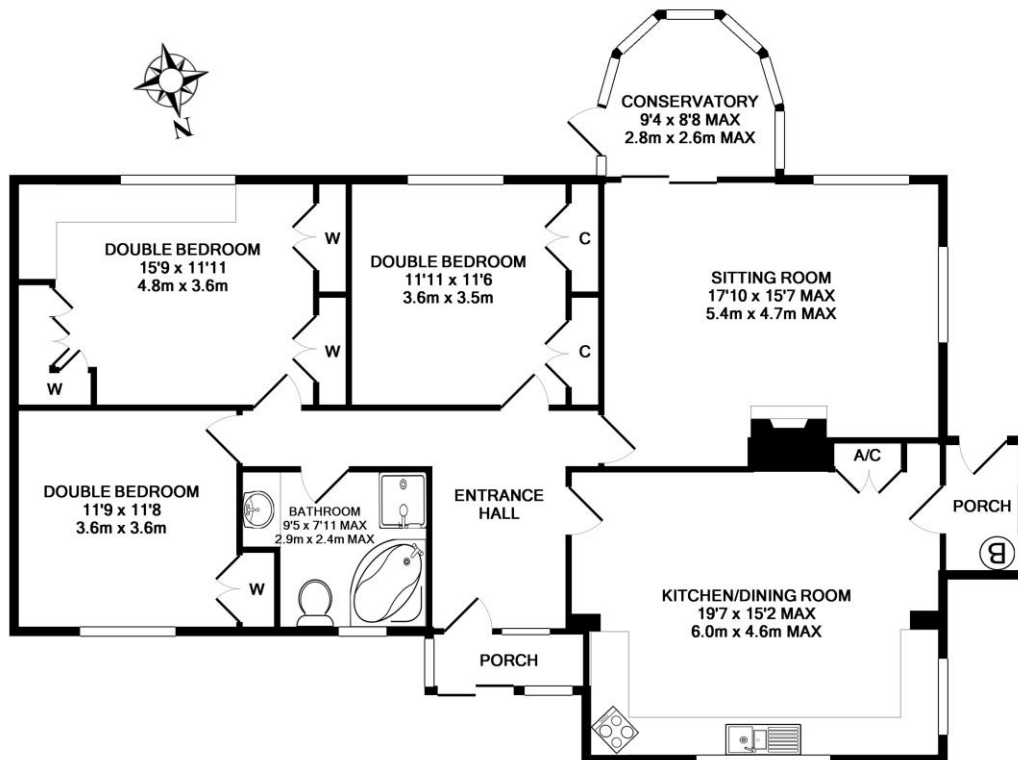
## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 23<sup>rd</sup> November 2017.  
Particulars prepared November 2017.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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.