



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## THE POTTERY, 16E TEME STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BA

GUIDE PRICE

**£99,950**



**A BRAND NEW CONVERSION OF A FORMER POTTERY  
TO A COMPACT RESIDENTIAL DWELLING CLOSE TO THE TOWN CENTRE.**

- KITCHEN
- LIVING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- COTTAGE GARDEN
- DESIGNATED CAR PARKING SPACE

### NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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



# THE POTTERY, 16E TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BA

## APPROXIMATE DISTANCES

Ludlow – 10 miles, Leominster – 10 miles,  
Bromyard – 11 miles, Kidderminster – 18 miles,  
Worcester - 22 miles, M5 Junction 6 – 24 miles,  
Hereford – 24 miles, Birmingham – 37 miles.

## DIRECTIONS

The property is approached via a vehicular right of way leading from the public car park behind Tenbury Library into the shared car park and as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The Pottery, 16E Teme Street is tucked away behind Teme Street with easy access to the town centre. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema, and a range of clubs and societies.

The Pottery, 16E Teme Street is a brand new conversion of a former Pottery constructed of brick and stone elevations under a clay tiled roof to form a compact and charming two storey dwelling. The property benefits from electric heating, double glazed windows, a cottage garden and private off street parking. The property would be well suited as a buy to let or holiday let.

## ACCOMMODATION

A partially glazed entrance door opens into the cosy living room which has a feature brick fireplace (decorative only) housing an electric woodburner style fire. Steps rise up through an opening to the kitchen which has timber flooring, a range of wooden base and wall units incorporating a stainless steel sink/drain, an integral Beko oven and hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer, and with a stable door to outside.

Stairs from the living room rise up to the first floor landing. The double bedroom has a built in storage cupboard with shelving. The shower room has a Triton T80 easi shower in a large cubicle, a vanity basin, wc and heated towel rail.

## OUTSIDE

There is a designated car parking space in the shared car park and a pedestrian right of way leading to the enclosed and part stone walled cottage garden which has a lawn, flower and shrub borders and a timber garden shed.

## SERVICES

Mains water, drainage and electricity are connected.  
Electric heating.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band – TBC

## 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

## 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)

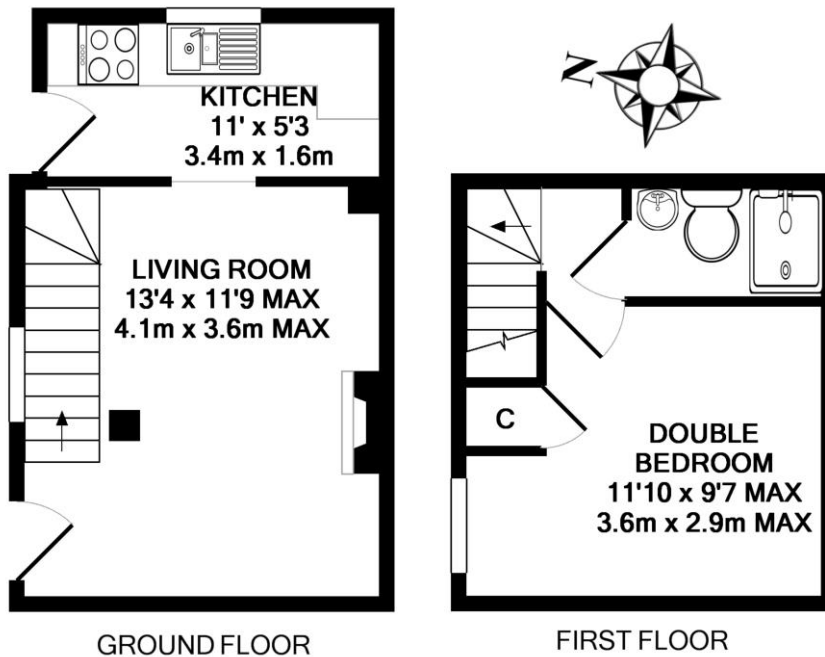
## LONDON SHOWROOM

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

Photographs taken on 7<sup>th</sup> December 2018.  
Particulars prepared December 2018.







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.