



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

SOMFIELD

MORNINGSIDE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EW

GUIDE PRICE

£239,950



**AN APPEALING DETACHED BUNGALOW FOR UPGRADING
IN AN ELEVATED SOUGHT AFTER SETTING**

ENJOYING OUTSTANDING VIEWS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN
- DINING ROOM
- SITTING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- UTILITY ROOM
- ATTRACTIVE GARDENS
- ATTACHED GARAGE
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 0.6 mile, Ludlow – 8 miles, Leominster – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester – 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.5 mile turn right onto Morningside. Proceed for 0.1 mile and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Somfield is situated at the top of Morningside where it meets the desirable Berrington Road and is within walking distance of the town centre. The property enjoys outstanding views across the market town and the Teme Valley to the Cleve Hills beyond.

Somfield is a detached bungalow constructed circa 1970 of mellow brick elevations under a tiled roof. The property has been well maintained but would benefit from some upgrading and with some improvement has the potential to create a very comfortable and well-appointed bungalow. There is also potential to extend the property subject to obtaining the necessary planning permissions. The property features UPVC double glazing, delightful level gardens, a modern greenhouse, an attached single garage and ample parking space on a tarmac driveway.

ACCOMMODATION

A partially glazed door opens into the entrance porch which in turn opens into the hall with cloaks cupboard, a second cupboard housing the HVE Electric Aire heating system and also an airing cupboard. The kitchen has a range of cream laminate base and wall units with a stainless steel sink/drain, an integral Hotpoint ceramic hob, Neff electric double oven, and space for an undercounter fridge. Steps from the kitchen lead down to the dining area. The sitting room has an electric fire with a wood surround and a bay window with fitted storage. There are two double bedrooms, the larger having a built-in wardrobe. The bathroom has a bath with a Triton T80si shower over, a pedestal basin, wc and heated towel rail. The utility room has a hand basin, open fronted broom cupboard, fitted shelving, plumbing for a washing machine, space for a tumble drier and a partially glazed door to an inset open porch leading out to the garden.

OUTSIDE

The tarmac driveway provides parking space for up to three cars and leads to the attached single garage with an up and over metal garage door, power and light. The generous south-westerly facing part walled garden incorporates a lawn, attractive shrub and flower borders, a rose garden, a fish pond, a gravel seating area with ample space for pots, a modern greenhouse, a garden shed and an adjacent vegetable plot. An area of lawn to the south side of the low wall also belongs to the property.

SERVICES

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

LOCAL AUTHORITY

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

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

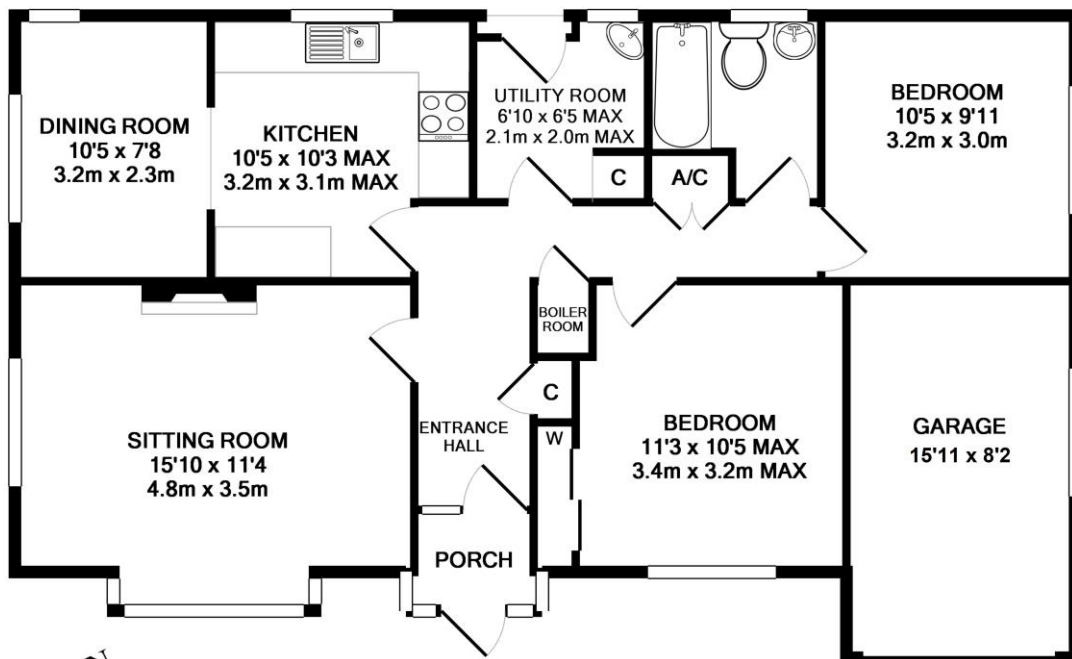
LONDON SHOWROOM

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

Internal photographs taken on 5th November 2019
External photographs taken on 15th June 2020
Particulars prepared November 2019 and updated June and September 2020.







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 have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.