



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **THE MAPLES, 3 MOUNT PLEASANT** TENBURY WELLS, WORCESTERSHIRE, WR15 8DY

**GUIDE PRICE**  
**£395,000**



### **AN INDIVIDUAL AND VERSATILE DETACHED HOUSE IN AN ELEVATED AND PRIVATE SETTING.**

- KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- FOUR FURTHER BEDROOMS
- BATHROOM & CLOAKROOM
- ATTRACTIVE GARDENS
- DOUBLE GARAGE
- DRIVEWAY PARKING

#### **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 MAPLES, 3 MOUNT PLEASANT, TENBURY WELLS, WORCESTERSHIRE, WR15 8DY

## APPROXIMATE DISTANCES

Tenbury Wells – 0.5 mile, Leominster – 9.5 miles, Ludlow – 10.5 miles, Bromyard – 10.5 miles, Kidderminster – 18.5 miles, Worcester – 22 miles, Hereford – 22.5 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 0.3 mile turn left onto Bromyard Road and take the first right onto Mount Pleasant and the property will be found at the top of the shared access road as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The Maples, 3 Mount Pleasant is situated on an exclusive development of just four properties and is within walking distance of the town centre. From its elevated and desirable setting the property enjoys outstanding views across the market town and the Teme Valley to the Cleve Hills beyond.

The Maples, 3 Mount Pleasant is a substantial and appealing detached house constructed circa 1996 of a timber frame with mellow brick faced elevations under a clay tiled roof with leaded light style double glazing. The Maples has well-appointed accommodation which with a little upgrading will create a very comfortable and versatile home. The property benefits from established low maintenance gardens, a detached double garage and ample parking space.

## ACCOMMODATION

The open porch has a front door into the entrance hall with a store and cloaks cupboard, and cloakroom with hand basin, wc and housing the Vaillant boiler. French doors lead into the sitting room which has a Gazco woodburner style gas fire in a brick surround and sliding doors opening into the conservatory which also has two pairs of French doors opening onto the rear garden. kitchen/breakfast room has a range of wood base and wall units incorporating a sink/drainage, integral appliances including a Hotpoint electric double oven, New World gas hob with Philips extractor hood over, plumbing for a dishwasher, and the adjacent utility room has space for a fridge, freezer, tumble drier, plumbing for a washing machine, and a door to a covered porch opening onto the rear garden. The study and the dining room are both located off the entrance hall, and the dining room has an opening through to the kitchen/breakfast room providing the opportunity for a more informal family room or an open plan living area.

Stairs from the entrance hall rise up to the first floor landing which has a store cupboard and an airing cupboard with shelving. The master bedroom has fitted wardrobes and an ensuite with a Mira Excel shower in a large cubicle, vanity unit with hand basin, wc, and heated towel rail. There are three further double bedrooms, a generous single bedroom and a bathroom with a bath with Mira Excel shower over, vanity unit with hand basin, wc and bidet.

## OUTSIDE

The tarmac driveway provides plentiful parking and turning space and leads to the detached double garage (18'11" x 17'2") with loft storage. The south facing part walled garden to the front of the property has mature shrub and flower borders, a patio seating area and a summer house with adjacent steps up to a viewing platform. Paths lead around to the more private rear garden with a patio entertaining area, a gravel area for pots and a timber potting shed.

## TENURE

Freehold

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2700-3001-6204-8469-9200>

## FIXTURES & FITTINGS

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

## 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 15<sup>th</sup> April 2021

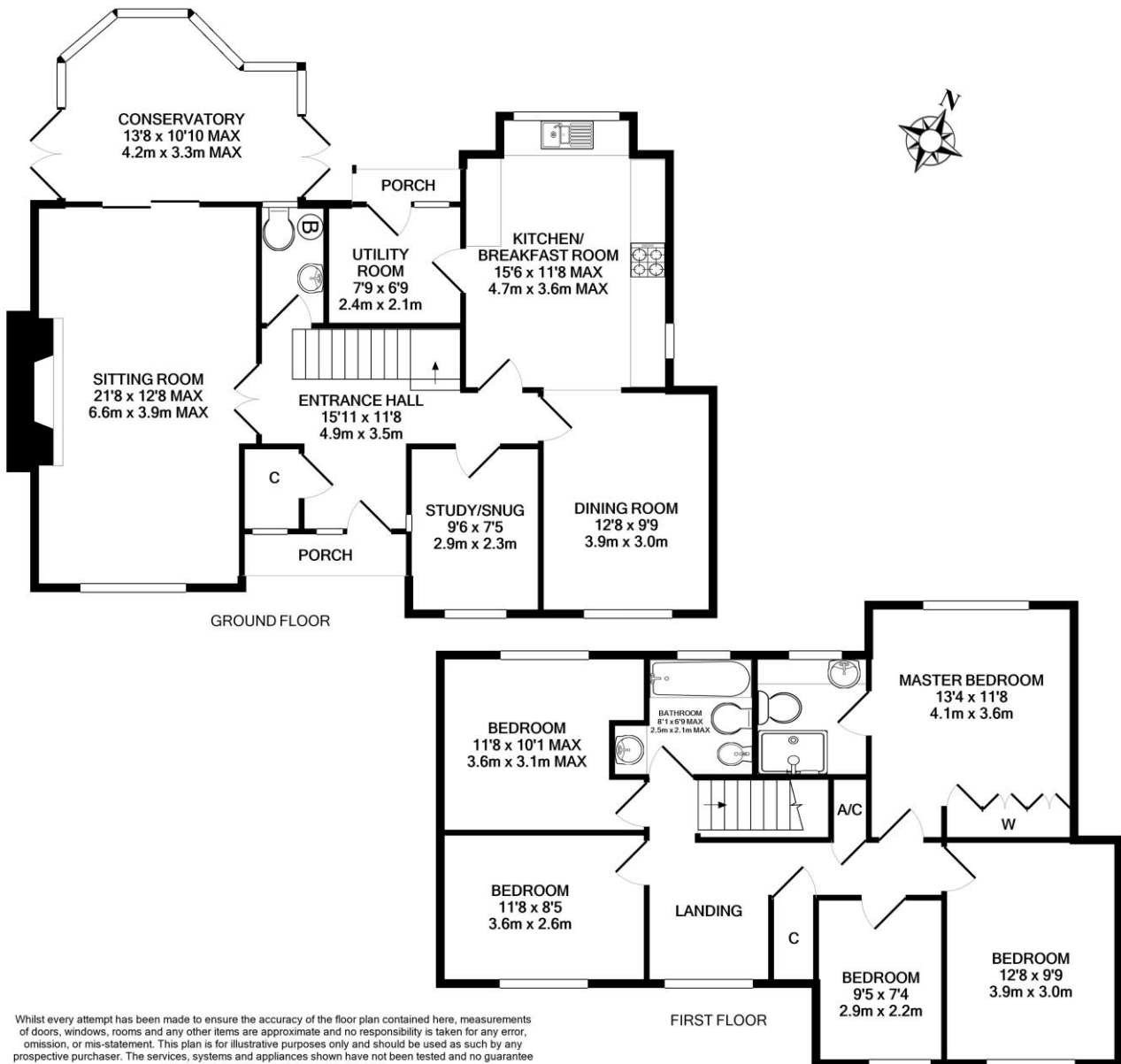
Particulars prepared April 2021.











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.  
 Made with Metropix ©2021

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.