

SAMUEL WOOD

Tingdene, 37 Teme Valley Park Homes & Lodges, Burford, Tenbury Wells, WR15 8PD

Offers Over £135,000









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A spacious and modern park home located on a popular site on the outskirts of the very well serviced town of Tenbury Wells. Benefits from LPG gas fired heating, double glazing and parking.

- 2 Bedroom Park Home
- Convenient Location
- 2 Shower Rooms
- Modern Home
- 2 Double Bedrooms
- No Onward Chain

The accommodation includes a reception hallway, to the left is a large living dining room with a feature fireplace and double opening doors onto the deking at the frontage. The kitchen enjoys a modern suite of fitted base cupboards wall cupboards and drawers, integrated cooker & dishwasher. There is a utility with walk in storage cupboard and integrated fridge freezer.

The main bedroom enjoys a walk in dressing room and ensuite shower room. The second bedroom has a fitted wardrobe and easily accessible to the shower room. The internal accommodation is completed with the study/optional third bedroom.

Services: We understand that the property has metered Lpg gas supply and gas fired heating, mains electric, mains water, private drainage. Upvc double glazing throughout.

Broadband Speed: Basic 16Mbps - 54 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Service charge which includes water and drainage, rates and waste removal is £3550.00 for 2026.

Agents Note
If you ever sell your park home 10% of the purchase price plus the current rate of VAT is payable to the park site owner

A full set of park rules are available upon request

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764










## Floor Plans




Floor Plan

**Total floor area: 80.2 sq.m. (863 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.