



VAUGHANREYNOLDS
ESTATE AGENTS

3 Damson Close
Welford on Avon, CV37 8FD

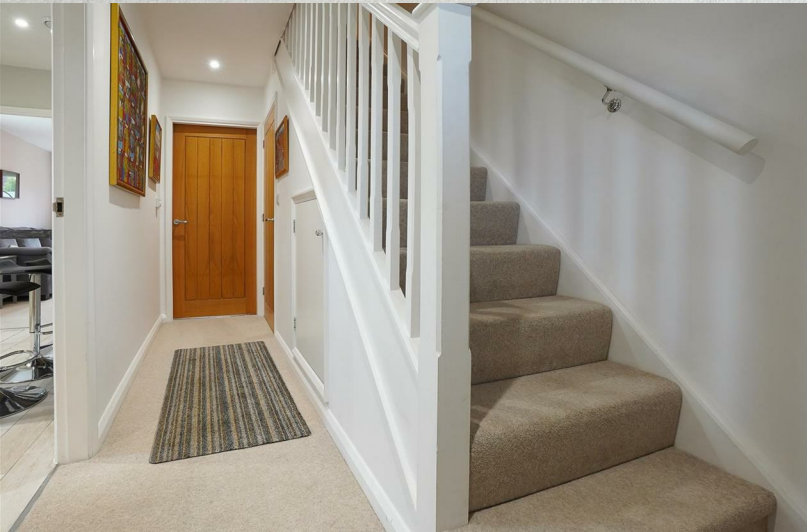


The Property

Constructed in 2017, this modern semi-detached home forms part of unique development in the heart of Welford-on-Avon. Providing affordable housing for the local community or a person with local connections*, this particular property is being offered at 90% of market value a condition that will continue in perpetuity.

In brief, the accommodation comprises a light and airy entrance hallway with guest WC, a generous lounge with dual aspect windows and French doors to the garden. The breakfast kitchen is fitted with a comprehensive range of modern wall and base units and benefits from an integrated oven, microwave, induction hob, extractor, fridge, freezer, dishwasher and washing machine. There is also underfloor heating throughout the ground floor. There is a large landing with airing cupboard to the first floor, which provides access to each of the three bedrooms and a stylish bathroom with bath and separate shower.

Externally the property benefits from a large garden to rear, which is laid mainly to lawn with planted borders, it has two decked seating areas and is abutted with close board fencing. There is an open space to side, with garden shed and a path that leads through a gate to a lawned front garden and block paved parking area to front, suitable for parking two cars.







The Location

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

The population has increased over recent years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity. Local amenities include a general store, church and three public houses, including the renowned Bell Inn, voted best country inn of the year. There is an Ofsted rated 'Outstanding' primary school, as well as excellent schools in the state and private sectors, including Stratford Grammar School for Girls and King Edward VI for Boys in nearby Stratford-upon-Avon.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Local Connection means a person who either:-

1. was born in the parish of Welford on Avon;
 2. currently lives in the parish of Welford on Avon and has done so for at least 12 months
 3. used to live in the parish of Welford on Avon for not less than 3 years;
 4. currently works (not less than 16 hours per week on average) in the parish of Welford on Avon and has done so for at least the past 12 months
 5. currently has a close family member (mother, father, brother, sister, son, daughter) living and having their sole and permanent residence in the parish of Welford on Avon and who has done so for not less than 3 years
 6. has inherited a local market unit or affordable local market unit and complies with the provisions of the Agreement; or
 7. has acquired a legal interest in a local market unit or affordable market in the provisions of Schedule 1 of the Agreement and following completion will be ordinarily resident in the unit provided that at least one current or previous tenant shall have satisfied one of the criteria in (1) above.
- If the Units have been continuously marketed in accordance with the Local Marketing Strategy for a period not less than 12 weeks but remain unsold or not let upon a long or short term lease (you are not obliged to dispose of them by way of a lease) or not otherwise disposed of, the Units may thereafter be offered to any purchaser regardless of whether they are a member of a Qualifying Household.

Services: Electric, water and drainage connected to property. Heating via AirSource Heat pump.

Local Authority: Stratford, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

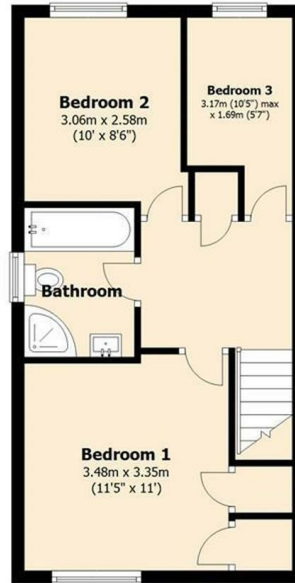
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	