



VAUGHANREYNOLDS
ESTATE AGENTS

18 Sid Courtney Road
Tiddington, Stratford-Upon-Avon, CV37 7FA



The Property

Front door leads to entrance hall opening to open plan sitting/dining room and a well equipped kitchen with space for seating and dining. The kitchen area has a range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink and four ring induction hob with brushed metal extractor fan hood over, integrated appliances include oven, fridge freezer, washer/dryer and dishwasher. Large double bedroom with dual aspect, en suite bathroom having bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail.

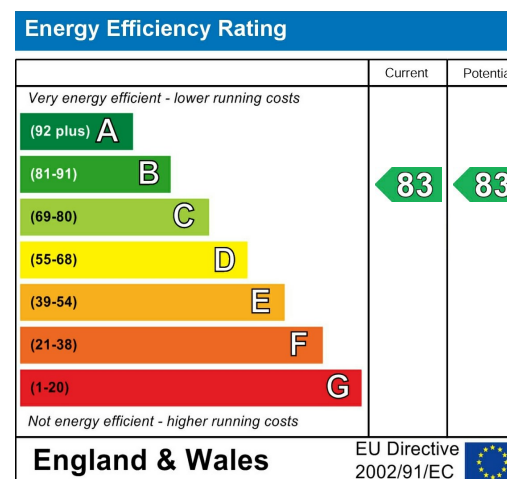
There is a large double bedroom with dual aspect, en suite bathroom having bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail.

Outside to the front is an allocated parking space and there are communal areas within the development.

Offered at a discounted price based on 70% of the actual value for buyers with a local connection. Please see the terms of the connection below.

In the first instance:

- 1) They were born in the Parish of Stratford-upon-Avon or whose parent(s) were ordinarily resident in that Parish at the time of birth
- 2) Currently live in the Parish of Stratford-upon-Avon and have done so for at least the past 12 months
- 3) Used to live In the Parish of Stratford-upon-Avon and did so for a continuous period of not less than three years
- 4) Currently work in the Parish of Stratford-upon-Avon and have done so for at least the past 12 months for an average of not less than 16 hours per week
- 5) Currently has a close family member (mother, father, brother, sister, son, daughter) living in the Parish of Stratford-upon-Avon and who have done so for a continuous period of not less than three years.



In the second instance:
Satisfies any one or more of the first instance criteria above but in respect of any named adjoining Parishes or Wards namely

- 1) Avenue and Newtown
- 2) Guild and Hathaway
- 3) Wellesbourne
- 4) Ettington

In the third and final instance:
Satisfies any one or more of the first instance criteria above but in respect of any other Parishes or Wards in Stratford-on-Avon District.

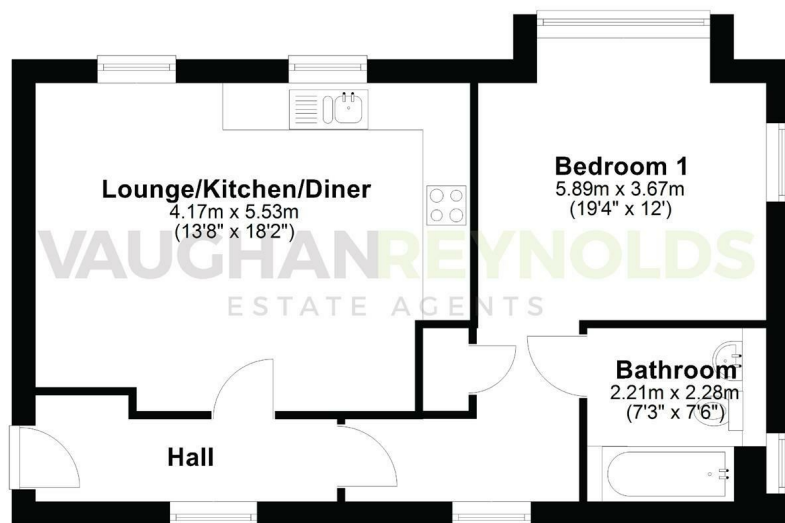
The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.

Ground Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



Total area: approx. 50.7 sq. metres (546.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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 understood to be Leasehold for a term of 125 years from 2018, although we have not seen evidence. There is a current ground rent charge of £250 per annum and a service charge of £1,000 per annum. This should be checked by your solicitor before exchange of contract.

N.B. Section 106 - Local Connection Clause Applies to this property.

Services: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating. Local Authority: Stratford, Council Tax Band C

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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