



VAUGHANREYNOLDS
ESTATE AGENTS

8 Rose Crescent
Dodwell, Stratford-Upon-Avon, CV37 9TB



The Property

Presenting a fantastic opportunity to acquire a spacious detached park home set on a generous plot. While this property requires a program of updating and modernisation, it offers a superb internal layout.

A bright and generous living room serves as the heart of the home, offering plenty of scope for a modern configuration.

Unlike many park homes, this property features a large kitchen with a separate formal dining room, perfect for entertaining.

Two well-proportioned bedrooms providing ample space for storage and relaxation.





Enjoy the outdoors with private garden areas spanning three sides of the property —ideal for keen gardeners or creating a sun-soaked patio.

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.

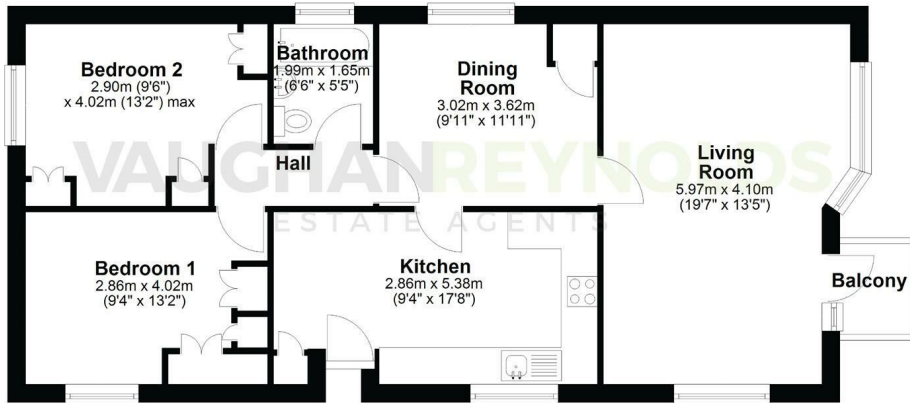
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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. 79.5 sq. metres (856.1 sq. feet)
(excluding Balcony)



Total area: approx. 79.5 sq. metres (856.1 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 Leasehold - Governed by a Park lease agreement.

Service Charge/Pitch Fee: £202.42 per month. Age Restriction Over 55 years. Transfer Fee: A fee amounting to 10% of the resale value is payable to the park owner, upon all future transfers/sale.

Services: Mains electricity, LPG gas and drainage are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band A

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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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