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SHARED OWNERSHIP PROPERTY



60 WEBB ROAD, SHIPSTON ON STOUR

**60 WEBB ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4GN**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

A WELL PRESENTED SPACIOUS TWO BEDROOM SEMI DETACHED HOUSE WITH ATTRACTIVE ENCLOSED GARDEN AND OFF-ROAD PARKING

Living Room, Kitchen/Dining Room, Utility Cupboard, Shower Room, Two Double Bedrooms, Family Bathroom. UPVC Double Glazing. Gas-Fired Heating. Solar Panels. Enclosed Garden. Off Road Parking.

Viewing through:
Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk

Shipston on Stour is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

60 Webb Road is an attractive spacious two bedroom semi-detached shared-ownership house, quietly located off the main road and towards the end of the cul de sac.

The property offers well-presented and well-proportioned accommodation benefitting from uPVC double glazing and gas-fired heating.

Living Room with laminate floor and attractive panelling, window to front. Door to:

Kitchen/Dining Room part tiled with one and a half bowl single drainer stainless steel with mixer tap, fitted base and wall units, ceramic tiled flooring, Zanussi electric oven with four-ring gas hob, space for dishwasher, storage cupboard housing boiler. **Utility Cupboard** with plumbing for washing machine and space for tumble dryer. Door to back garden.

Shower Room part tiled with corner shower unit, pedestal wash hand basin and w.c. heated towel rail, ceramic flooring.

On the first floor **Landing**
Bedroom One double aspect.

Bedroom Two double aspect with built in wardrobes and loft access.

Family Bathroom part tiled, panelled bath with shower over, pedestal wash hand basin and w.c. ceramic flooring.

OUTSIDE

The front is principally lawned with steps leading to front door and two off road parking spaces to the side. Side gate to **Back Garden** predominantly lawned with raised strawberry bed, decking area and patio adjoining the property. **Timber garden shed**.

GENERAL INFORMATION

Shared Ownership and Tenure

It is understood the property is a shared-equity property on a 55/45 basis with Platform Housing Group. The 55% share is offered for sale leasehold with vacant possession on a 120-year Shared Owner Lease. It is understood there is a current combined rent and service charge of £346.83 per calendar month which includes rent for the equity share of the property to Platform Housing Group and building insurance service charge to cover maintenance of common parts of the development.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, gas, water and drainage are connected to the property. Gas -fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 84(B) Potential: 96 (A)

Directions

Postcode CV36 4GN

From the centre of Shipston on Stour take the B4035 west for Chipping Campden. Proceed up West Street into Campden Road and Webb Road is just after the traffic lights on the left. At the top of the road turn left and then at the T junction turn right into the cul de sac, 60 Webb Road is on the right.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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