



The Park
Dodwell Park, Stratford upon Avon, Warwickshire, CV37 9SS

Jeremy
McGinn & Co

DODWELL PARK COMPRISES A FAMILY OWNED AND RUN DEVELOPMENT (OVER 50S) IN AN ENVIABLE POSITION A SHORT DISTANCE FROM STRATFORD UPON AVON WITH ITS EXTENSIVE RANGE OF AMENITIES INCLUDING SHOPS, CAFES AND RESTAURANTS AS WELL AS THE ROYAL SHAKESPEARE THEATRE TO WHICH THERE ARE REGULAR PUBLIC TRANSPORT SERVICES DIRECTLY OPPOSITE THE ENTRANCE TO THE SITE. FOR DAY TO DAY NEEDS THERE IS A SMALL SHOP ON THE SITE ITSELF.

THIS PROPERTY COMPRISES A DOUBLE UNIT OFFERING CENTRALLY HEATED/DOUBLE GLAZED ACCOMMODATION WITH PARKING AND A SMALL PRIVATE GARDEN.

The accommodation comprises:

Breakfast Kitchen 17' 2" x 8' 5" (5.23m x 2.56m)

Stainless steel single drainer sink unit inset to roll edge laminate work surface with range of base cupboards and wall cupboards over. Built in oven, four ring gas hob and extractor. Recess and plumbing for automatic washing machine, uPVC double glazed window to side, uPVC double glazed bow window to front, uPVC double glazed door to outside, radiator and two ceiling light points.

Lounge 16' 8" x 10' 10" (5.08m x 3.30m)

uPVC double glazed bow windows to front and side, power points, two radiators, two ceiling light points and T.V. point.

Hall

Door to outside, radiator, airing cupboard and ceiling light point.

Bedroom One 11' 0" x 9' 5" (3.35m x 2.87m)

Fitted wardrobes, power points, radiator, uPVC double glazed window to rear and ceiling light point.

Bedroom Two 7' 11" x 9' 5" (2.41m x 2.87m)

Fitted wardrobes, power points, radiator, ceiling light point and uPVC double glazed window to rear.

Shower Room 5' 6" x 6' 8" (1.68m x 2.03m)

White suite incorporating shower enclosure, pedestal wash basin and low flush W.C. Radiator, ceiling light point and uPVC double glazed obscure window to side.

Outside

Concrete driveway providing parking for one car, lawn to front with raised beds under front of property. Slabbed paths leading to either side of property and stoned rear garden.

Services

We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

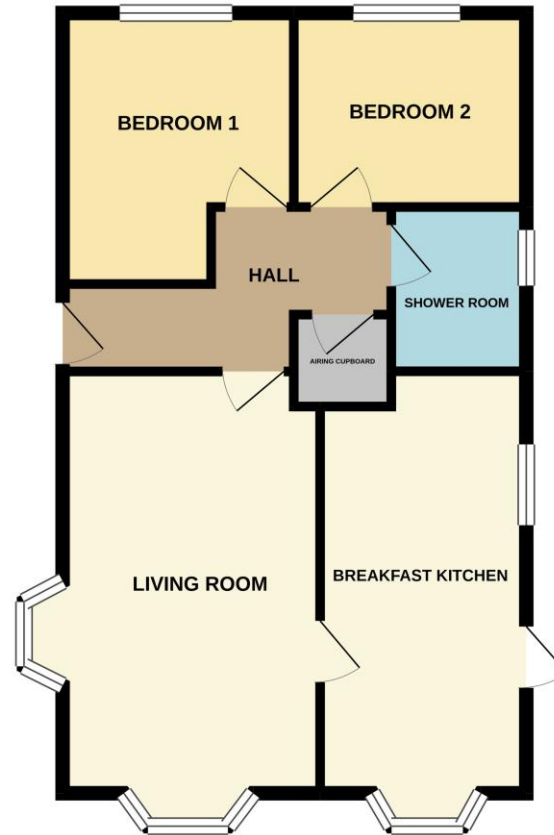
Tenure

The agent understands that the property is Leasehold and may be subject to a maintenance and ground rent charge. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



55 Ely Street
Stratford upon Avon, CV37 6LN
01789 868168

JPM Homes Limited trading as Jeremy & Co, Company No: 6748136

Important Notice – JPM Real Homes Ltd (t/a Jeremy & Co) for themselves and for vendors or lessors of this property whose agents they are give notice that: a) These particulars are prepared in good faith and are intended as a general outline for the guidance of purchasers or lessees and do not constitute, nor constitute part of an offer or contract. b) All descriptions, reference to condition and necessary permissions for use or occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) Appliances, equipment & services have not been tested. d) No person in the employ of JPM Real Homes Ltd (t/a Jeremy & Co) has the authority to make or give any representation or warranty whatever in relation to this property.

Referral Fees - As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. These referral fees are part of the operating cost of the service provider and do not affect the cost of the service to you. HCB Solicitors - £100 per transaction on completion of sale. JS Law - £200 per transaction on completion of sale. Taylors Solicitors – average of £150 per transaction on completion of sale. Thomas Horton - £100 per transaction on completion of sale. Hathaway Surveyors - £50 vouchers on completion of sale. The Mortgage Room or John Lees Mortgages – an average of £257 on completion of sale.

