

17 Tamar Place, Evesham, WR11 3FD

Offers over £400,000

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CHRISTIAN LEWIS PROPERTY



17 Tamar Place

Evesham, WR11 3FD

Offers over £400,000



- A brilliant Bryant built family home
- Instant hot water tap in the recently refitted kitchen
- Driveway plus single garage
- Fitted wardrobes in the master bedroom and the third bedroom
- A light and airy lounge with French patio doors onto the garden
- Three bedrooms, two bathrooms
- New kitchen and ensuite
- Garden
- Recently refitted boiler
- A peaceful setting on the development

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY IMPROVED DETACHED FAMILY HOME – READY TO MOVE STRAIGHT INTO

An excellent opportunity to purchase this impressive detached family home, which has been considerably enhanced and tastefully improved by the current owner to create a stylish and welcoming home, presented to an exceptional standard throughout. Offered to the market in pristine condition, the property will undoubtedly appeal to buyers looking for a home they can move straight into and enjoy, without the need for immediate updating or improvement.

The accommodation is thoughtfully arranged over two floors and offers a versatile layout, ideally suited to modern family living. Upon entering, you are welcomed by an inviting entrance hallway, providing access to the principal ground-floor accommodation. The spacious lounge offers a comfortable setting in which to relax, featuring an attractive log burner effect gas fire which creates an appealing focal point to the room.

The recently refitted kitchen is a particular highlight, offering a fresh and contemporary feel, with a spacious dining area providing an ideal space for everyday family meals and entertaining. The conservatory further enhances the ground-floor living space, offering a pleasant additional reception area with views over the rear garden. A convenient guest recently refitted WC completes the ground-floor accommodation.

To the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing excellent storage, together with the added luxury of its own en-suite shower room. The remaining bedrooms are served by a family bathroom with bath and overhead shower completing the first-floor accommodation.

Externally, the property continues to impress, with off-road parking to the front, together with a garage providing useful additional storage or potential for a variety of uses. To the rear is an attractive garden.





Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



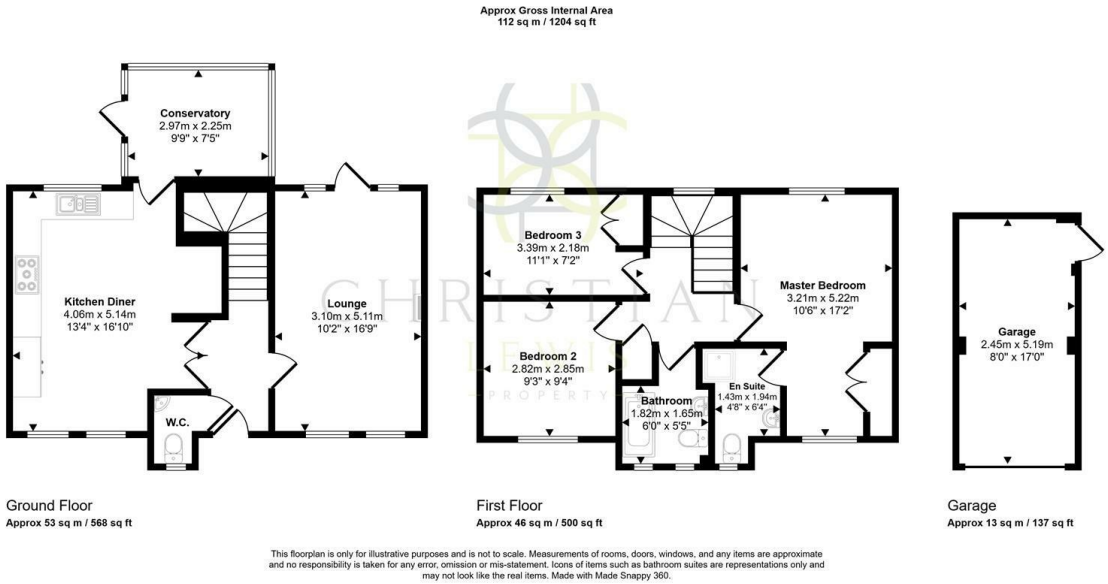




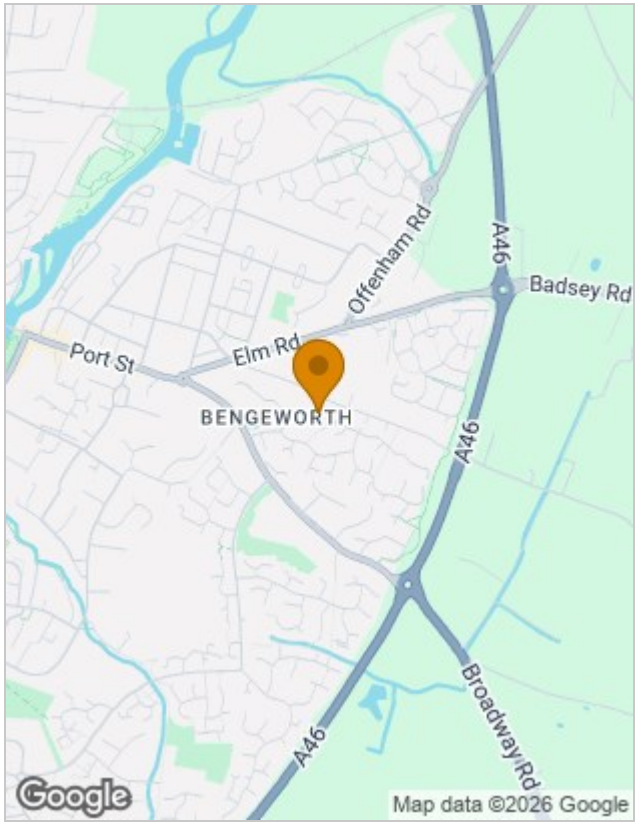




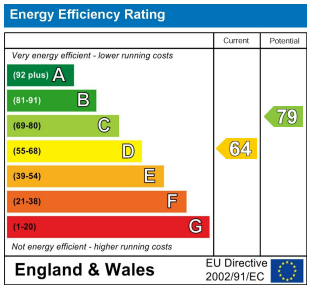
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk