

5 The Coppins Westwood Road

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Leek
ST13 8DJ

* A delightful situated two bedroom retirement bungalow, available for the over 55's.
* Set in a private and peaceful location the property is one of just a handful of bungalows known as The Coppins all enjoying a pleasant outlook.
* Within walking distance of Local Shops, Post Office, Cafes and local amenities, it would make ideal retirement home.
* The Bungalow will be popular amongst those looking to downsize and own a low maintenance property.
* The accommodation benefits from double glazing and gas fired central heating and briefly comprises: Entrance Hall, Living Room, Conservatory, Kitchen, Two Bedroom and Shower Room.
* Forecourted area.
* The property is offered For Sale with No Upward Chain involved.

£160,000

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Leek - 01538 383344

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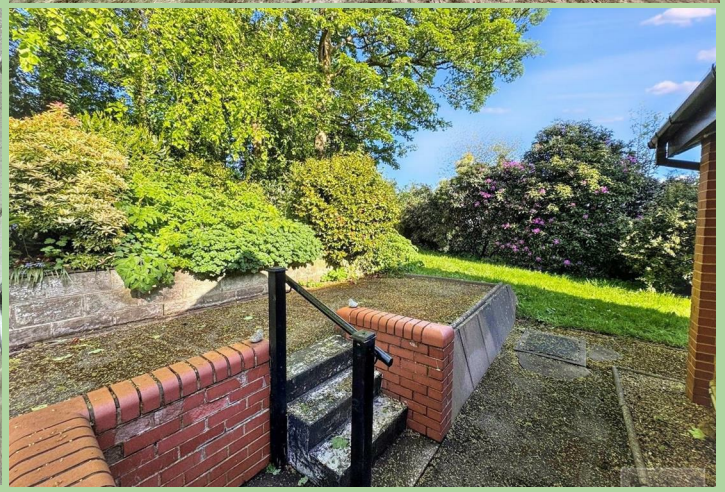












General Information

Entrance Porch
Access to:

Entrance Hall
Loft access. Cupboard housing central heating boiler.

Living Room 14'5 x 11'5 (4.39m x 3.48m)
Gas fire. Radiator. Wall lights. Sliding doors to:

Conservatory 9'4 x 7' (2.84m x 2.13m)
Side door.

Kitchen 8'7 x 7'2 (2.62m x 2.18m)
Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Cooker point. Tiled walls. Sky light window.

Bedroom 12'2 x 9'1 (3.71m x 2.77m)
Radiator. Fitted wardrobes.

Bedroom 9'1 x 8'7 (2.77m x 2.62m)
Radiator. Storage cupboard.

Shower Room 14'5 x 11'4 (4.39m x 3.45m)
Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.

Outside
Forecourted area.
Residents also have access to the grounds at the rear.
Resident & visitor parking

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.



Tenure and Possession
The property is sold leasehold with vacant possession granted upon completion.
Lease term 64 years left on lease
Ground Rent £85 per annum

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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