

SAMUEL WOOD

10 The Cliff Park, Dinham, Ludlow, SY8 2JF

Offers In The Region Of £47,500









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Occupying a pleasant position on this popular retirement park on the outskirts of Ludlow's historic town centre, 10 The Cliff Park is a two-bedroom park home offering an excellent opportunity for a purchaser looking to update and improve a property to their own taste. One of the particular features of the property is the lovely outlook across the surrounding countryside, providing an attractive backdrop and a real sense of its pretty setting.

- Popular Retirement Park
- Countryside & Castle Views
- Designated Parking
- No Onward Chain

The accommodation comprises a reception hallway, leading into the living room with electric fire fitted, the room enjoys the property's attractive outlook. There is a separate kitchen, a bathroom, a double bedroom and a further single bedroom/study, providing useful flexibility for those requiring a guest room, home office or hobby space.

Outside, the property benefits from a garden with a rear seating area, providing an ideal area for enjoying the peaceful surroundings. The garden also incorporates a range of raised beds, offering the opportunity for keen gardeners to grow flowers, plants or vegetables. A designated parking space is also provided.

The Cliff Park is conveniently situated on the outskirts of Ludlow, one of Shropshire's most attractive and historic market towns. The town centre is renowned for its historic architecture, independent shops, cafés, restaurants and excellent range of amenities, while the surrounding countryside provides a peaceful surrounding.

Agents Notes:
1). The property is Leasehold and there is a monthly charge of £176.78 per month which covers ground rent, water and drainage to the property for the year 2026/2027.
2). There is designated parking space and further visitors space available
3). Purchasers need to be over the age of 50 and in full time residency
4). There will be an additional park home erected on the green space in front of this property by the site owner.

Services: We understand that the property has Lpg gas fired heating, mains electric, water and drainage.

Broadband Speed: Basic Mbps - Broadband speed 28mbps to 40 mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Leasehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

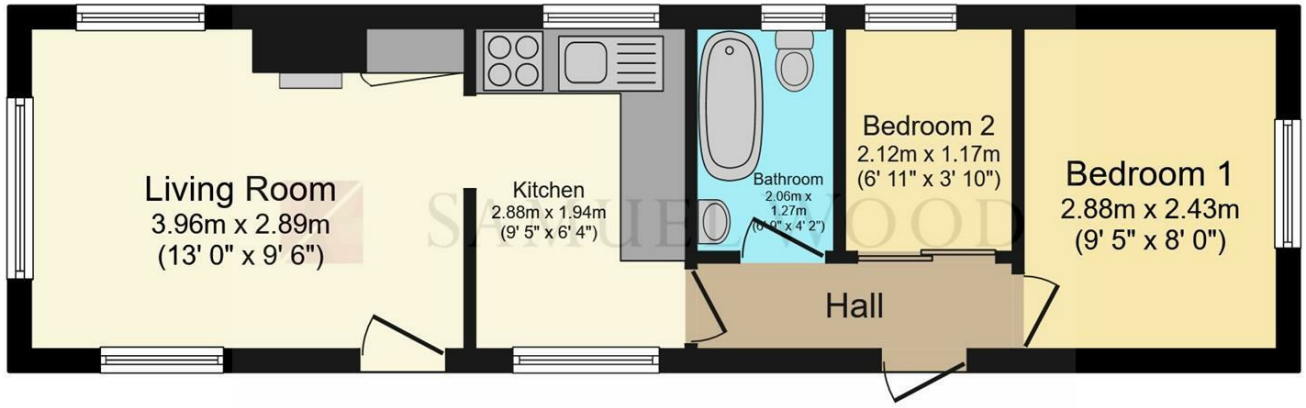








Floor Plans



Floor Plan

Total floor area: 34.0 sq.m. (366 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.