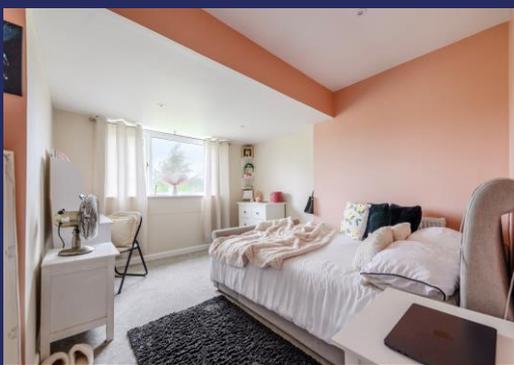




Helping *you* move



Yocking Gate Bungalow, Black Park, Whitchurch, SY13 4JP

Included for sale with Yocking Gate Farm- A great size four bedroom detached bungalow with generous gardens and countryside views.

Yocking Gate Bungalow, Black Park, Whitchurch, SY13 4JP

Overview

- INCLUDED WITH THE SALE OF YOCKING GATE FARM
- Detached Bungalow
- Four Bedrooms
- Lounge/Dining Room
- Conservatory
- Modern Kitchen
- En Suite and Family Bathroom
- Generous Garden
- Countryside Views
- EPC E
- Council Tax Band B



TENURE

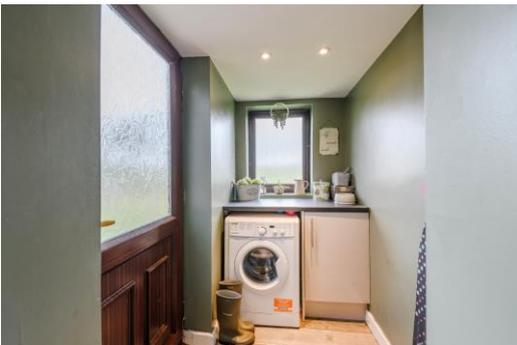
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left hand side you will reach Black Park Road, proceed past Whitchurch Alport Football Club ground, continue on and the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

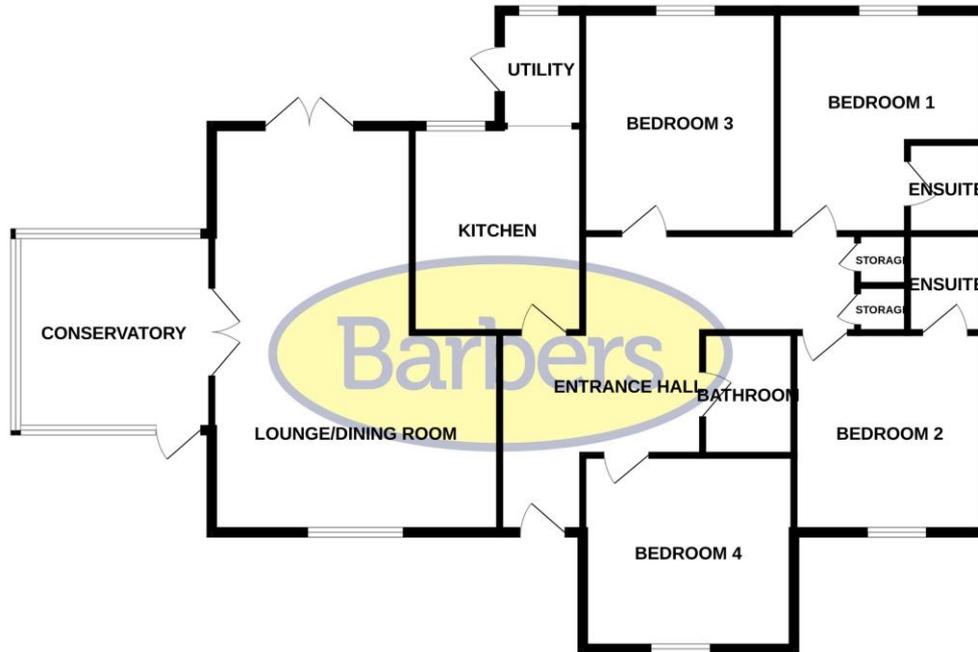
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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 ©2025

LOUNGE/DINING ROOM
23' 1" x 16' 3" (7.04m x 4.95m)

CONSERVATORY
11' 2" x 11' 0" (3.4m x 3.35m)

KITCHEN
11' 7" x 9' 1" (3.53m x 2.77m)

BEDROOM ONE
12' 2" x 11' 8" (3.71m x 3.56m)

BEDROOM TWO
12' 2" x 11' 3" (3.71m x 3.43m)

BEDROOM THREE
12' 5" x 10' 5" (3.78m x 3.18m)

BEDROOM FOUR
10' 9" x 9' 9" (3.28m x 2.97m)

BATHROOM
8' 4" x 5' 3" (2.54m x 1.6m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.