



FOR SALE BY INFORMAL TENDER

A most impressive semi detached property offered to the market by informal tender, positioned within strolling distance of the centre of Tarvin Village and providing off road parking and a large garden to the rear.

Informal Tenders to be received by 12 noon on Friday 24th July 2020.

GUIDE PRICE £180,000 - £220,000

INTRODUCTION

Offered to the market by Informal Tender a three bedroom semi detached house located within strolling distance of Tarvin village and benefitting from a large plot with off road parking. In need of updating and modernisation, Fourwinds is an excellent opportunity to acquire a centrally located property benefitting from a large plot particularly giving its proximity to the centre of the village.

The accommodation opens with an entrance hall which in turn leads to the W.C., bathroom, kitchen and bedroom 3 as well as the living room. The living room has a window to the rear which takes in views of the attractive garden. At first floor level a landing splits two spacious bedrooms with eaves storage space in each of them.

Externally the property benefits from an integral garage, off road parking to the front and a large garden to the rear offering good levels of privacy and seclusion.

LOCATION

Tarvin is a delightful Cheshire village set amidst some of Cheshire's spectacular countryside. The location is close to an extensive range of day to day amenities and those commuting to Chester Northwich, Warrington, Manchester and Liverpool will only have to travel 10, 9, 20, 35 and 30 miles respectively.

The property is in Tarvin village and within a ten minute's drive of Tarporley high street. Tarvin is an increasingly popular village located just 6 miles from Chester and is located in a key strategic location close to access points to the A51 and A54 with excellent bus connections from Tarvin to Chester City centre and indeed the wider area also close at hand. It has a population of about 4,200 people and the ward covers about 17sq miles. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day to day amenities and shops to include a Deli, two churches, newsagents, three public houses, a recently constructed Co-op mini supermarket, Chinese restaurant, fish and chip shop and other individual retail outlets. There is also a doctors' surgery and primary school.



A greater range of shops and services can be found on the nearby Georgian High Street of Tarporley which is famed for its traditional pubs, restaurants and excellent day to day amenities. The area as a whole also enjoys a very central location with a direct bus route through to Chester and excellent connections via rail can be found at Chester City centre and Crewe Railway Station. Manchester and Liverpool International Airports are both found within 45 minutes' drive of the property whilst Chester City Centre can be reached in the car within 10 to 15 minutes.



For those with children, there are an extensive range of schools and colleges in both the private and state sectors within close travelling distance, many of which enjoy superb reputations for the quality of education and care. Other nearby amenities include Oulton Park motor racing circuit, ancient castles, rowing on the River Dee, boating facilities on nearby canals and some of the County's most beautiful walks on the Sandstone Trail in addition to having Delamere Forest within ten minutes drive.

ENTRANCE HALL

15' 9" x 9' 7" (4.78m x 2.67m) Front aspect obscured glass panelled door with window to side. Double panel radiator. Stairs rising to first floor. Doors to sitting room, W.C., bathroom, kitchen, living room and airing cupboard.

W.C.

2' 9" x 5' 6" (0.84m x 1.68m) Side aspect timber framed obscured glass panel window. Low level W.C. Partially tiled walls. Ceiling mounted light fitting.

BATHROOM

5' 7" x 5' 9" (1.7m x 1.75m) Side aspect timber framed obscured glass panel window. Pedestal wash hand basin with hot and cold tap. Panelled bath. Double panel radiator. Partially tiled walls. Ceiling mounted light fitting.

KITCHEN

11' 6" x 11' 3" (2.64m x 3.76m) Rear aspect timber framed window. Wall and floor mounted kitchen units with rolled top preparation surface. Single drainer stainless steel sink unit and mixer tap. Space for oven. Extractor fan. Ceiling mounted light fitting. Door to pantry cupboard. Door to side store.

SIDE STORE

5' 11" x 10' 7" (1.75m x 2.9m) Timber framed windows. Front aspect door.

LIVING ROOM

21' 6" x 13' 1" (6.55m x 3.99m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Double panel radiator. Fireplace with stone hearth, surround and timber mantel.

BEDROOM 3

9' 9" x 7' 5" (2.97m x 2.51m) Front aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.

FIRST FLOOR

LANDING

3' 7" x 2' 11" (1.09m x 0.89m) Glass panelled doors to bedroom 1 and 2. Door to storage cupboard.

BEDROOM 1

9' 9" x 17' 3" (2.92m x 5.03m) Front aspect timber framed window. Ceiling mounted light fitting. Single panel radiator. Door to storage cupboard.

BEDROOM 2

11' 6" x 12' 1" (3.51m x 3.66m) Side aspect timber framed windows. Single panel radiator. Ceiling mounted light fitting. Door to eaves space storage.

EXTERIOR

The property is accessed via a tarmac driveway with parking for up to three vehicles. Access can be granted to the front of the property and to the single integral garage. To the side and rear is a larger more enclosed garden predominantly laid to lawn with boundaries being defined by mature trees and hedges.

GARAGE

With up and over door. Power and light connected.

SERVICES

We understand that mains water, electricity and drainage are connected.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

INFORMAL TENDER

The property is for sale by Informal Tender where offers should be made in on the form attached to these particulars of sale to Mr Jonathan Spencer at Wright Marshall, 63 High Street, Tarporley, CW6 0DR by 12 noon on Friday 24th July 2020.

DIRECTIONS

Leaving the Agents Tarporley office, turn right up the High Street continuing in the direction of Chester. Upon reaching the roundabout take the second exit and continue on the A51 passing through Clotton and Duddon. Continue until passing Okells Nursery on the left hand side until reaching a right hand turn onto Tarporley Road which leads into Tarvin village. Continue down Tarporley Road until reaching a T-junction turn right onto the High Street and on the left hand side will be a pair of semi detached houses before the by-pass.

ANTI-MONEY LAUNDERING REGULATIONS (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

INFORMAL TENDER

FOURWINDS, HIGH STREET, TARVIN, NR. CHESTER, CH3 8JA

NAME :

ADDRESS:

.....

Telephone:

Email :

Tender is for the purchase of the Fourwinds, High Street, Tarvin, Nr. Chester, CH3 8JA as described and in accordance with the conditions referred to within these particulars of tender.

I would like to submit a tender in the sum of £

Amount In Words

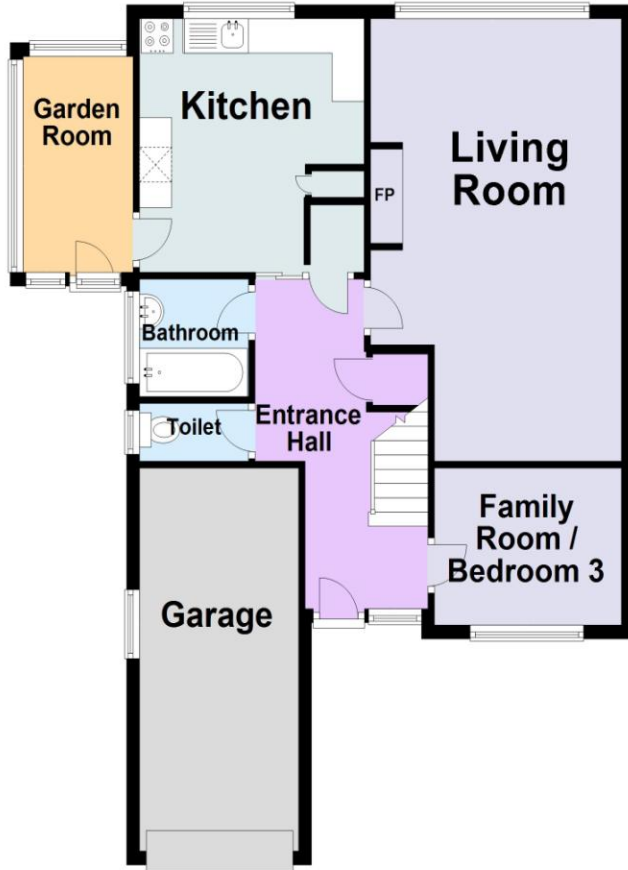
My/Our Solicitor Is:

.....

**TO BE SUBMITTED TO:-
WRIGHT MARSHALL LTD, 63 HIGH STREET, TARPORLEY, CHESHIRE, CW6 0DR
FOR THE ATTENTION OF : MR JONATHAN SPENCER,
NO LATER THAN 12 NOON ON FRIDAY 24TH JULY 2020**

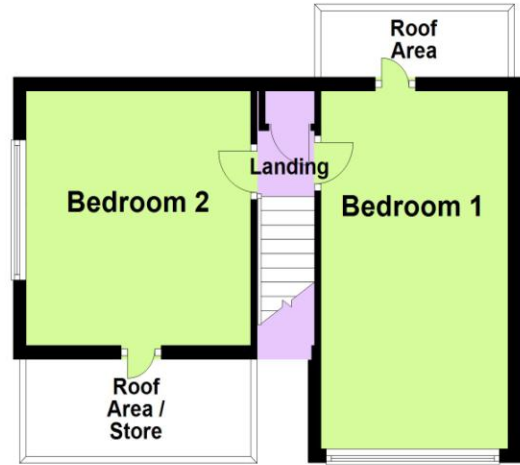
Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Four Winds, High Street, Tarvin

Energy Performance Certificate

Four Winds, High Street, Tarvin, CHESTER, CH3 8JA

Dwelling type: Semi-detached house Reference number: 8730-6226-9590-6133-9296
 Date of assessment: 17 June 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 June 2020 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,366
Over 3 years you could save	£ 1,221

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 284 over 3 years	£ 210 over 3 years	You could save £ 1,221 over 3 years
Heating	£ 2,649 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 453 over 3 years	£ 276 over 3 years	
Totals	£ 3,366	£ 2,145	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-64)		
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 93
2 Cavity wall insulation	£500 - £1,500	£ 519
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 147

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444262. The Green Deal may enable you to make your home warmer and cheaper to run.

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The UK's number one property website

63 High Street, Tarporley,
Cheshire, CW6 0DR

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 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements