



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

5 PADDOCK GREEN
WYNYARD | TS22 5QP

5 PADDOCK GREEN WYNYARD | TS22 5QP

Nestled in the picturesque Wynyard Village, this charming terraced cottage presents a delightful opportunity for those seeking a comfortable family home. With three spacious reception rooms, the property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The cottage features three well-appointed bedrooms, providing a private retreat for family members or guests. Two modern bathrooms add to the convenience, ensuring that busy households can navigate their daily routines with ease. The interiors are tastefully presented, creating a warm and inviting atmosphere throughout.

Step outside to discover an enclosed front lawned garden at the rear, an ideal space for children to play or for hosting summer barbecues. The paved patio area is perfect for al fresco dining or simply enjoying the fresh air on a sunny day. Additionally, the property includes access to a single garage, offering secure parking and extra storage options along with allocated off street parking for one vehicle

Wynyard Village is renowned for its beautiful surroundings and strong community spirit, making it a highly sought-after location. This cottage is conveniently situated within a five-minute walk from an outstanding primary school, and local bus stops for both private and state schools are just a few minutes away, enhancing its appeal for families.

This home is not merely a property; it is a place where cherished memories can be created. Whether you are looking to settle down or invest, this delightful cottage is a wonderful opportunity that should not be overlooked.











AGENTS NOTES

Council Tax: Stockton Council, Band F - Approx. £3566 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk