



20, Downton View, Ludlow, SY8 1JF
Offers In The Region Of £335,000

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20, Downton View Ludlow

Situated in a highly sought-after residential area on the outskirts of the historic market town of Ludlow, 20 Downton View offers an excellent opportunity to acquire a stylish and well-maintained home ideal for families, downsizers, or buy-to-let investors.

The property is set back from the road behind a smart driveway providing off-road parking for several vehicles, along with a garage offering further storage or workshop potential.



FEATURES

- Well-Appointed Modern Home in a Peaceful Cul-De-Sac
- Spacious Living Areas
- Bright and Airy Kitchen / Breakfast Room and Dining Room
- Four Generously Sized Bedrooms (one with en-suite)
- Family Bathroom and Ground Floor Cloakroom
- Private Rear Garden with Decking
- Driveway Parking and Attached Single Garage
- Double Glazing and Gas Central Heating Throughout
- Easy Access to Ludlow Town Centre and Transport Links
- Viewing Highly Recommended



Material Information

Offers In The Region Of £335,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: D

EPC: C (77)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Downton View is a quiet and friendly residential street with easy access to the charming town of Ludlow, with a smart layout, modern touches throughout, and a private garden, this is the perfect property to enjoy easy living in a great location.

Property Description

Step inside and you'll find a welcoming entrance hall leading to a useful cloakroom and a generous lounge, with wood burning stove and flooded with natural light. The modern kitchen / breakfast room features ample cabinet storage and sleek countertops with planned space for appliances. The adjacent dining room offers further space for entertaining or family meals, with doors opening up to the rear garden. A utility room offers further space for appliances, with door to rear garden.

Upstairs, the principle bedroom comes with an en-suite shower room and balcony over rear garden. Three further bedrooms offer flexibility for guests, children, or a home office, all benefitting from built-in storage. A contemporary family bathroom with suite comprising bath, shower enclosure, pedestal wash basin and W.C. completes the upper floor.

Outdoor Space

Step outside into a beautifully landscaped, low-maintenance rear garden designed for both relaxing and entertaining. A mix of gravel, paving, and raised beds creates structure and visual interest, while mature shrubs, flowering plants, and climbers bring colour and privacy.

A stylish decked seating area provides the

perfect spot for morning coffee or evening drinks, and there's ample space for additional outdoor furniture or container gardening. Bathed in sunshine, the garden is a private oasis with a tranquil feel, ideal for those who want outdoor space without the upkeep. Fully enclosed with fencing and established planting, the garden offers peace and seclusion, making it a real feature of the home.

A driveway and single garage provide off-street parking to the front and extra storage.

Location

Downton View is a quiet cul-de-sac just a short drive from Ludlow's town centre - famous for its independent shops, food scene, and stunning architecture. You're well-connected for schools, countryside trails, and local transport links, including Ludlow train station with routes to Shrewsbury, Hereford, and beyond.

Services

We understand mains electricity, mains water, mains drainage and mains gas are connected. Wood burning stove to lounge, the property has double glazed windows throughout. Solar panels are installed for domestic electricity, and generating an income of approximately £900-£1000 per annum.

Broadband Speeds

Estimated Broadband Speeds - Basic 14 Mbps | Superfast 66 Mbps | Ultrafast 1800 Mbps

Flood Risk

Rivers and the sea: Very low.

Local Authority

Shropshire Council
Council Tax band: D



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Tenure

We understand the property is Freehold.

Viewing Arrangements

Strictly by appointment through Cobb Amos, Ludlow: - Tel: 01584 874 450

Email: ludlow@cobbamos.com

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

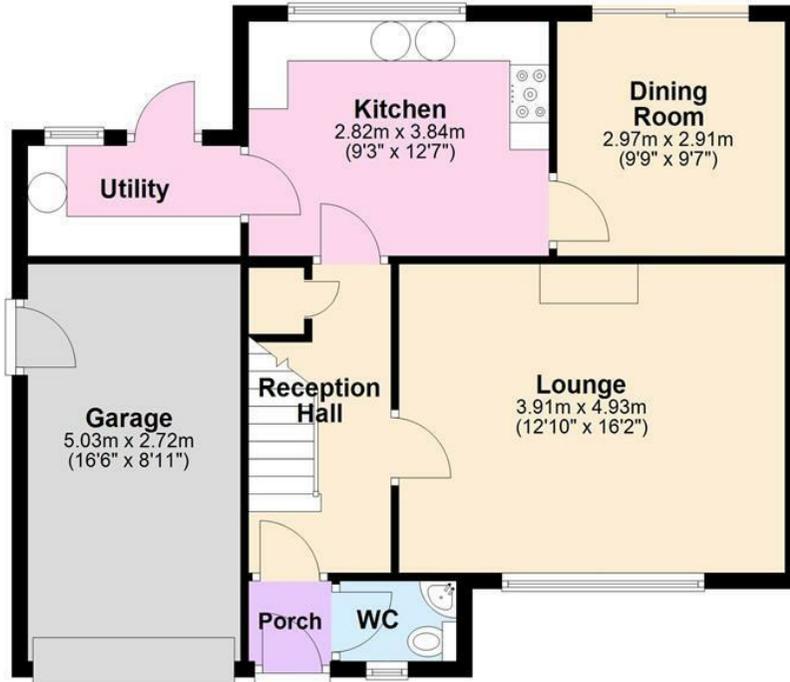
We recommend using What3Words, navigate to: - [///rely.sometimes.lime](https://www.what3words.com/#!/rely.sometimes.lime)





Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com