



7 Baker Lea, Monkland, HR6 9DB  
Price £275,000

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# 7 Baker Lea Monkland

PRICED TO SELL - MOTIVATED SELLER - A detached, three bedroom house, which offers ample living accommodation and creates an ideal family home. The property benefits from a village position within the popular and well renowned Herefordshire countryside yet just a short ten minute drive to the market town of Leominster and its array of amenities. Viewing is highly recommended to appreciate the property and all it has to offer.

- SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- DOUBLE GLAZING & CENTRAL HEATING
- VILLAGE SETTING
- PRIVATE REAR GARDENS
- DRIVEWAY PARKING
- GARDEN CABIN & STORAGE SHEDS

### Material Information

Price £275,000

Tenure: Freehold

Local Authority: Herefordshire

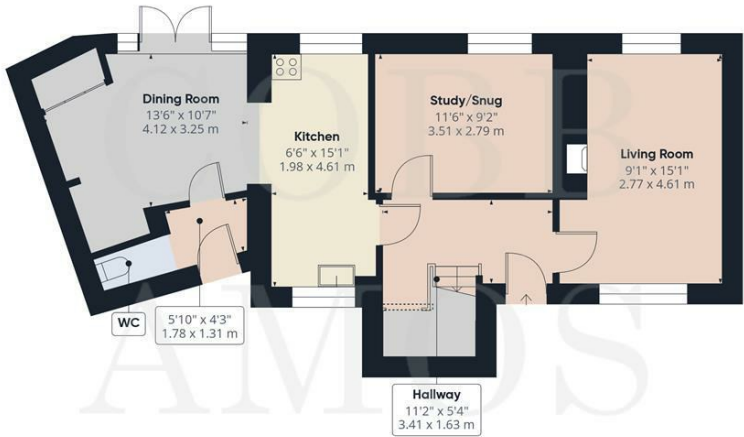
Council Tax: C

EPC: E (50)

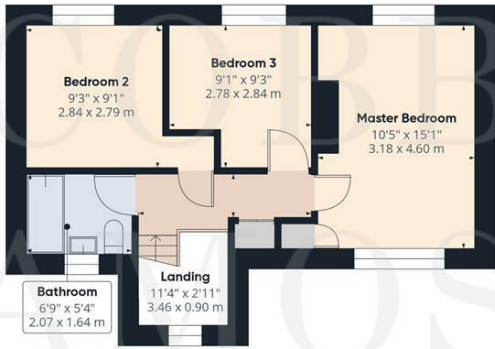
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



#### Approximate total area<sup>(1)</sup>

1035 ft<sup>2</sup>  
96 m<sup>2</sup>

#### Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

Introduction

7 Baker Lea is a semi-detached three bedroom family home set within a popular Herefordshire village just a short drive from the market town of Leominster. Accommodation consists of the following: entrance hallway, two reception rooms, kitchen/diner, Cloakroom, three double bedrooms, driveway parking and large gardens with a variety of storage sheds, cabin and logia.

Property Description

Entry begins into an entrance hall for welcoming arriving guests. Directly opposite is a room currently set up as a home office but could equally lend itself to being a second reception room or ground-floor bedroom. It has hard flooring and views to the rear garden. To the right of the hallway is a sitting room with dual aspect windows to the front and rear of the property and a wood burning stove with tiled surround for those cosy winter months spent indoors. The room also benefits from having hard flooring. To the left of the entrance hallway is a generously sized kitchen/diner with tiled flooring and views to the front and rear of the property. The kitchen has a range of wall and floor units, belfast sink, ample work top and space for free-standing appliances (dishwasher and oven). The dining section is beautifully lit by patio doors out into the south facing garden. There is an additional open section here for a large fridge/freezer, washing machine and other appliances alongside large storage cupboards for hiding all those necessary household goods. A further entrance area to the front parking can also be found here allowing an array of family coats and shoes to be hidden away next to a useful cloakroom with WC and wash hand basin; the perfect entrance for muddy paws and walking boots. On the first floor are three bedrooms and a family bathroom with a light and airy landing area. The master bedroom is of generous size with windows to the front and rear of the property and ample storage cupboards. The second bedroom is a double with views across the back garden and room for wardrobes and chest of drawers. The third bedroom is a double with space for storage and enjoys views of the back garden. It could lend itself to being a dressing room or home study if required. The family bathroom has a full standing bath with shower over, WC and wash hand-basin in neutral white and a window for ventilation and additional light.

Garden & Parking

7 Baker Lea enjoys a large south facing garden which has a large timber built garden cabin (5.17m x 3.36m) which could be used a number of different ways: storage or pleasure. There is a large decked seating area for outdoor dining and an additional covered seating area for enjoying the garden no matter the inclement weather. The majority of the garden is laid to lawn and is enclosed on all sides by paneled fencing ideal for families with children and pets. Furthermore, there is a useful storage area to the rear of the cabin.

The property has a generously sized driveway for the parking of several vehicles.

Services

Mains water and electricity to the property. Oil Heating with Worcester Bosch boiler. The sewerage is shared with 2 other neighbours and has a £34 per month service fee to Stonewater which is included in the house deeds. Herefordshire Council Tax Band C Tenure: Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 2Mbps 0.4Mbps Good  
Superfast 64Mbps 14Mbps Good  
Ultrafast 1000Mbps 1000Mbps Good

Networks in your area - Openreach, Gigaclear  
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE  
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited Limited  
Vodafone Limited Limited

Source: Ofcom Mobile Checker

Location

Located in the delightful village of Monkland, which offers a great base to explore the beautiful surrounding countryside and nearby 'black and white' villages. The historic market town of Leominster is located only 3 miles away which offers a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words

What3words:///carting.satellite.argued

Agent's 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Follow the A44 out of Leominster. On entering Monkland take the turning on your right opposite The Monkland Arms then take the next turning into Baker Lea and the property can be found on your left hand side.





