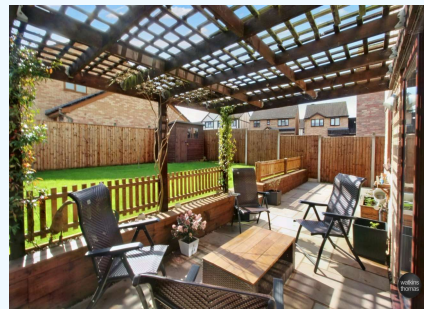




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



20 Tavistock Drive, Belmont, Hereford, HR2 7XN

'Situated to the south of Hereford in the popular residential location of Belmont a superbly presented three/four bedroom detached family home with gas central heating, double glazing, off road parking and enclosed rear garden'

£325,000 (Freehold)

Residential Sales and Lettings

20 Tavistock Drive, Belmont, Hereford, HR2 7XN

LOCATION

The property is set in the sought after residential location of Belmont to the south of Hereford City. In the area are a range of amenities including Tesco's supermarket, doctors surgery and library. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a superbly presented three/four bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises; entrance hall, cloakroom, sitting room, kitchen/breakfast room, utility, downstairs bedroom 4/dining room, first floor landing with access to bathroom and three bedrooms. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

Leading to:

Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with stairs to the first floor, panelled radiator, smoke alarm, coved ceiling, wood panelling to dado rail, door to the cloakroom, sitting room and kitchen/breakfast room.

Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, heated towel rail and tiled flooring.

Sitting Room

4.27m (14'0) x 3.07m (10'1)

With front aspect double glazed window, panelled radiator, television point, living flame gas fire with decorative surround and coved ceiling.



Kitchen/Breakfast Room

5m (16'5) x 3.38m (11'1) (plus door recess)

With rear aspect double glazed window, stainless steel sink drainer unit with mixer tap, work surfaces, tiled splash backs, base units under with matching wall units, integrated upright fridge and freezer units, integrated dishwasher, integrated double oven with electric hob and cooker hood over, under cupboard lighting, panelled radiator and heated towel rail. Breakfast bar, inset spot lights, tiled flooring, understairs storage cupboard, door to the utility and double glazed patio door leading to the rear garden.

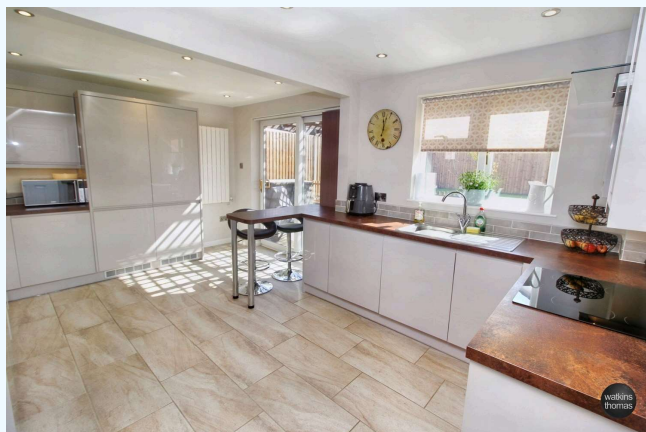
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Utility

2.46m (8'1) x 1.73m (5'8)

With rear aspect double glazed window, plumbing and space for washing machine, space for tumble dryer, wall mounted Worcester combination boiler providing central heating and domestic hot water, work surface with tiled splash backs, wall units, access hatch to loft space, double glazed upvc door to the garden and door to the dining room/bedroom 4.



Dining Room/Bedroom 4

5.33m (17'6) x 2.54m (8'4)

With front and side aspect double glazed windows, laminated flooring, panelled radiator and smoke alarm. A loft hatch over bedroom 4 and the utility room has a pull down ladder and is part boarded for storage.



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ON THE FIRST FLOOR:

Landing

With airing cupboard, side aspect double glazed window, smoke alarm, access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

3.86m (12'8) x 2.82m (9'3)

With front aspect double glazed window, range of built-in wardrobes, dressing table, drawer units, bedside cabinet and panelled radiator.

Bedroom 2

3.28m (10'9) x 3.05m (10') (maximum)

With rear aspect double glazed window and panelled radiator.



Bedroom 3

2.97m (9'9) x 2.13m (7')

With front aspect double glazed window, built-in wardrobe on top of the bulk head and panelled radiator.

Bathroom

2.08m (6'10) x 1.65m (5'5)

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, heated towel rail, vanity wash hand basin, low flush wc, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a large off road parking facility for multiple vehicles which is laid to gravel and block paving. To the immediate rear is a sand stone patio with pergola and sleeper dwarf wall with a step leading to the main garden which is laid to lawn. There is a storage shed. The garden is enclosed by fencing to provide a degree of privacy with useful side access gates either side giving access to the front of the property.

COUNCIL TAX BAND D

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Greyfriars Bridge taking the right hand lane. Proceed onto Belmont Road and continue to the roundabout and take the fourth exit. Continue to the mini roundabout and proceed straight over (second exit) and take the second turning right into Whitefriars Road, take the first left into Tavistock Drive where the property is located on the right hand side.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

8th April 2024

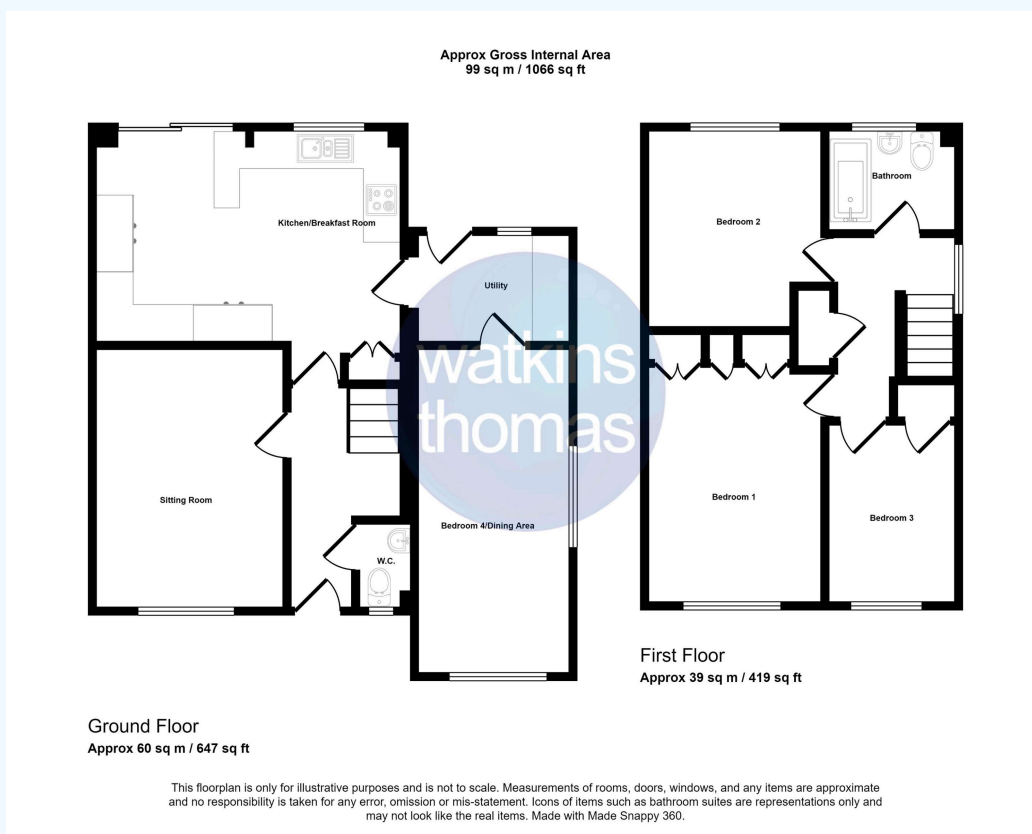
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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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