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### **87 Bearcroft, Weobley, Herefordshire, HR4 8TD**

*Situated in the sought after village of Weobley an established bungalow residence, which is centrally heated and double glazed. Driveway, garage, conservatory and garden area.*

**£275,000 (Freehold)**

## 87 Bearcroft, Weobley, Herefordshire, HR4 8TD

### LOCATION

Weobley is a sought after historic village, which lies to the north west of the City of Hereford. The village is located on 'The Black and White Trail' and offers a range of local shops, general store, butchers, tearoom, (two) public houses and a restaurant. Within the village there is also a primary and secondary school, churches, doctors surgery, village hall and playground, together with an active community. The City of Hereford and the market town of Leominster are within easy reach and offer a full range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

### DESCRIPTION

Bearcroft is a residential cul-de-sac located on the edge of the village. Number 87 offers a hall, living room, kitchen, two bedrooms, off one of which is a conservatory, there is also a shower room and separate wc. The property has an oil fired central heating system and is double glazed. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance porch

With double glazed door to:

#### L-Shaped Reception Hall

3.78m (12'5) x 2.36m (7'9)

With coving to ceiling, radiator and having doors to the living room, kitchen, two bedrooms, shower room, separate wc and AIRING CUPBOARD with insulated hot water cylinder.

#### Living Room

6.58m (21'7) x 3.76m (12'4)

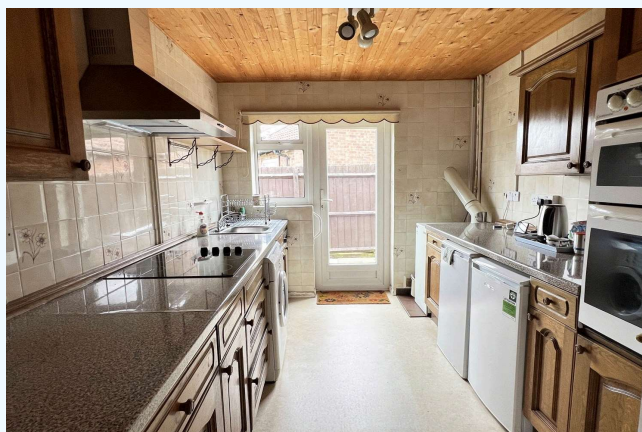
With coved ceiling and having double glazed windows to two sides and double glazed windows to the front including a bow window area, all windows have a lattice lead finish. Vertical blinds and stone fire surround with mantle over, extending to TV shelf. Two radiators. Wall light points.



#### Kitchen

3.73m (12'3) x 2.46m (8'1)

With double glazed window and door to side and with fitted wood fronted base cupboards and drawer units with roll edge working surfaces over and fully tiled walls together with eye level cabinets and a built in double electric oven, four ring hob with cooker hood over, recess for appliances, recess and plumbing for washing machine, recess with dishwasher and single drainer stainless steel sink unit with mixer tap. Floor mounted oil fired boiler, providing central heating and domestic hot water.



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### Bedroom 1

3.76m (12'4) x 3.58m (11'9)

With coved ceiling, radiator and two double wardrobe cupboards with hanging rails and storage shelving together with low level drawer unit. Sliding double glazed patio door to the conservatory.

### Conservatory

3.18m (10'5) x 2.13m (7')

With double glazed elevations and double glazed sliding patio, door opening to and overlooking the rear garden.



### Bedroom 2

2.67m (8'9) x 2.26m (7'5)

With a double glazed window to the rear, coved ceiling and radiator.

### Shower Room

1.78m (5'10) x 1.7m (5'7)

With part tiled and part shower boarded walls and with shower cubicle with wall mounted electric shower unit together with pedestal wash basin. Double glazed window and radiator.



### OUTSIDE:

A long brick paved driveway leads to the DETACHED GARAGE (16'1 x 8'10) with electric light and power points and an electric roller door.

At the front of the property there is a triangular garden area and there is a pathway across the front of the property which has a planted rose border. A side wide pathway leads to a side wide brick paved pathway and leads to a pair of doors which run to the side patio area in which is housed the oil storage tank. The garden then opens to a shaped lawn with patio and within the garden area there is a garden store, summer house, corrugated garden store. Between the garage and the residence there is a covered side passageway which has a double door to the front and a tap. In the rear garden area, there are mature trees, the summer house measures approximately 8ft 8 x 5ft 7 and has a pair of doors to the front and windows on three elevations.

### Separate wc

1.37m (4'6) x .79m (2'7)

With low level wc, tiled walls and double glazed window.

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### SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. The central heating system is oil fired. 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.

### COUNCIL TAX BAND D

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### VIEWING

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

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### **DIRECTIONAL NOTE**

The most direct route from Hereford is to take the Burghill turning off the Roman Road and continue for about 8 miles. In the village of Weobley, turn right signposted Weobley Common. Take the turn into Bearcroft and Number 87 will be identified in a close on the right hand side.

### **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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**26th June 2024**

ID38266

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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.

# Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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