



## 13 TAUNTON WAY

BOBBLESTOCK, HEREFORD HR4 9TT

£185,000  
FREEHOLD

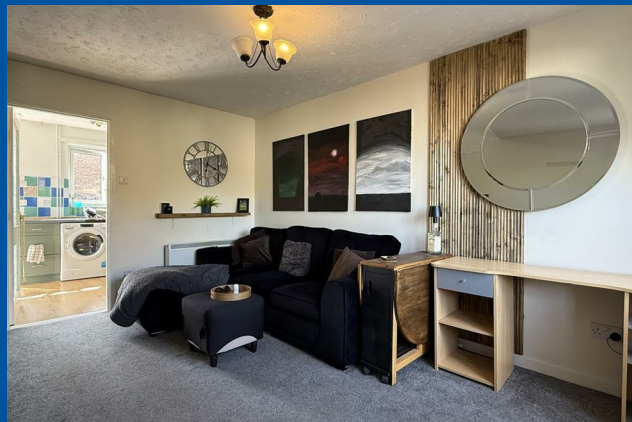
Situated in this popular residential location, a two bedroom mid terraced property offering ideal first time buyer/investor accommodation and being sold with the added benefit of no onward chain. A viewing is highly recommended.





# 13 TAUNTON WAY

- 2 Bedrooms • No onward chain • Electric heating, double glazing • Investors only • Outskirts of the City • Mid-terraced house



## Full Description

Situated in this popular residential location, a two bedroom mid terraced property offering ideal first time buyer/investor accommodation and being sold with the added benefit of no onward chain. A viewing is highly recommended.

### Entrance Door through to the

#### Lounge

Fitted carpet, double glazed window to the front, carpeted staircase leading to the first floor, fuseboard, night storage heater and door into the

#### Kitchen

Matching wall and base units, ample worksurfaces, stainless steel 1½ bowl sink and drainer, electric cooker and hob with extractor over, night storage heater, wooden flooring, double glazed window to the rear and double glazed door to the rear garden.

#### Landing

Fitted carpet, smoke alarm and doors to

#### Bedroom 1

Fitted carpet, double glazed window to the front aspect, night storage heater, built-in wardrobes and storage cupboard housing the hot water cylinder.

#### Bedroom 2

Wooden flooring, double glazed window to the rear aspect, built-in wardrobes and loft hatch.

#### Bathroom

Suite comprising wood panelled bath with electric

shower over, pedestal wash hand-basin, low level WC, mirror fronted storage cabinet, heated towel rail and double glazed window to the rear.

## Outside

To the front the property, there is an iron pedestrian gate leading into a small courtyard with a range of plants and shrubs and paved patio area leading to the front entrance door, enclosed by fencing. To the rear of the property, the garden is mainly laid to lawn with a paved path leading down to the rear access and garden shed. Through the rear access is the allocated parking. The garden is enclosed by fencing to maintain privacy.

## Directions

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the third exit onto Three Elms Road and proceed past The Range, taking the right hand turning towards Sandown Drive, take the left hand turn signposted for Kempton Avenue, follow the road round and take the second exit on the right signposted for Taunton Way where you will find the property situated on the left hand side.

## Services

Mains water, electricity and drainage are connected. Night storage heaters. Telephone (subject to transfer regulations). Outgoings-Council tax band B - £1889.10 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00

am - 1.00 pm Money Laundering Regulations-

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

#### Opening Hours

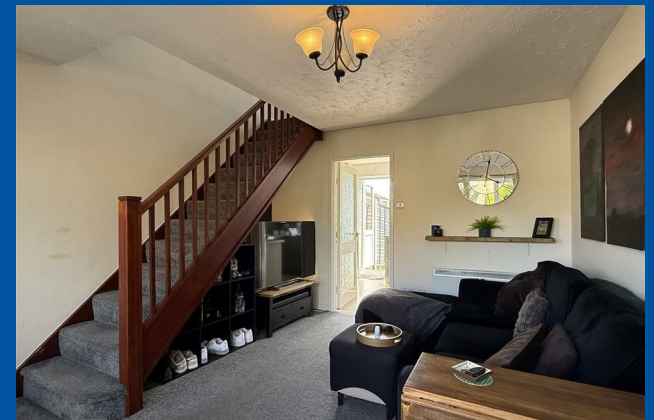
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#### Money Laundering

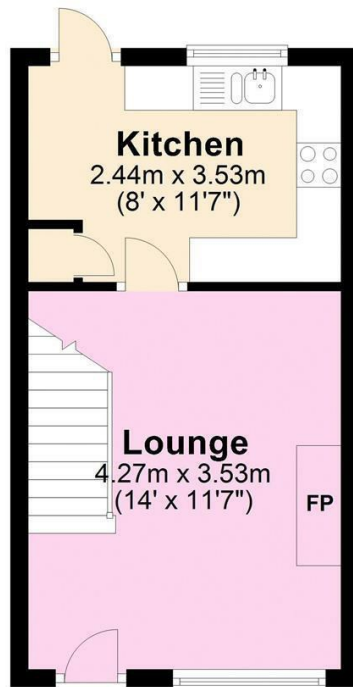
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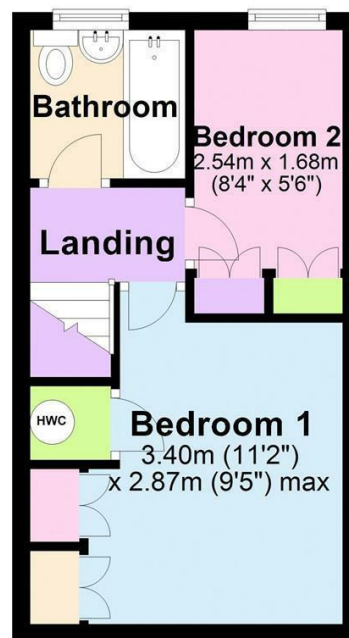
### Ground Floor

Approx. 24.0 sq. metres (258.6 sq. feet)



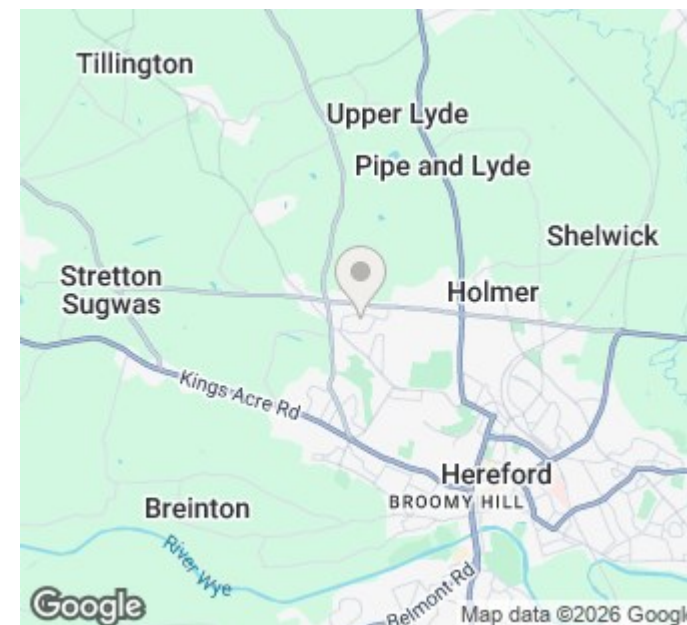
### First Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: C**    **Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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