



Coed Villa, Discoed, Presteigne, LD8 2NS



**Coed Villa  
Discoed  
Presteigne  
LD8 2NS**

Summary of features:

- Semi detached 3 bed house
- In need of updating
- Parking, garage and gardens
- Rural location Nr Presteigne

**Asking price £195,000**

### Description

One of a pair of 1960's built houses standing alone along this country road. Coed Villa is in need of updating and some renovation works but has a good sized rear garden, garage to the side and pleasing views across the road of the farmland. The property has oil fired central heating and is mainly double glazed and offers three bedroom accommodation.

### Situation

Discoed scattered rural area a couple of miles from Evenjobb and well placed for the towns of Kington and Presteigne. Main facilities are available in those centres.

Accommodation in more detail as follows:

### Accommodation

#### Canopy Porch

With double glazed UVPC doors leads to –

#### Reception Hall

With stairs to First Floor.

#### Sitting Room

Double glazed bay window to front, tiled fireplace, radiator, arch through to –

#### Dining Room

Having double glazed window to rear and radiator.

#### Kitchen

Range of old style units with fitted cupboards. Worktop with stainless steel sink and drainer sink unit, double glazed window to rear, radiator, understairs cupboard, pantry cupboard, door to –

#### Lobby Area

Comprising Worcester oil fired central heating boiler, windows, double glazed door to outside, fitted cupboard, door to –

#### Cloakroom

With WC low flush suite and window.

From the Reception Hall, stairs lead to the First Floor.

### First Floor

#### Landing

Being of good size with airing cupboard housing hot water cylinder, double glazed window, radiator and access to the Loft.

#### Bedroom One

With double glazed window with views across the road to farmland.

#### Bedroom Two

Having double glazed window with outlook over neighbouring paddock to the rear, radiator.

#### Bedroom Three

Having double glazed window to front and radiator.

#### Bathroom

Colour suite comprising bath, WC, face and wash hand basin.



### Outside:

A shared drive leads to a parking area at the front of the property and in turn access to the single **Garage** with up and over door. To the side of this is a useful **Store Shed 6.63 x 2.0**. The remainder of the front is a gravelled area whilst to her rear, the gardens are either fenced or walled being overgrown and overlook neighbouring paddock.

### Services:

Mains electricity and water, private drainage, oil fired central heating.

### Tenure:

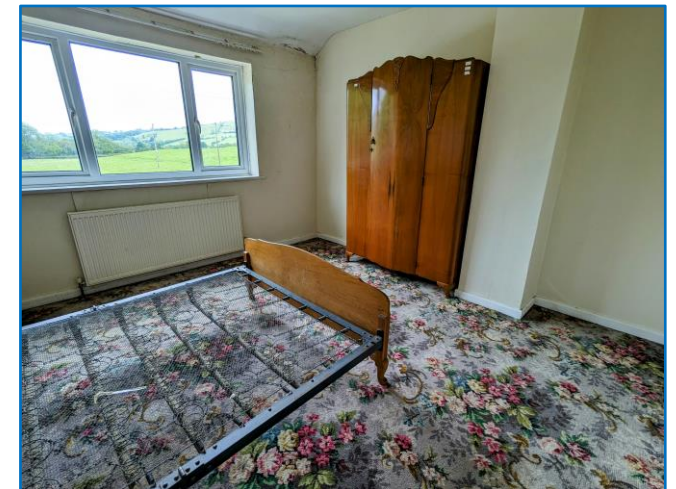
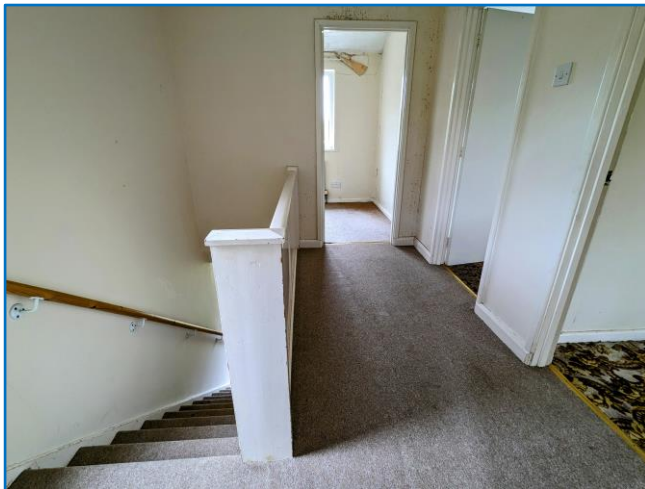
Freehold.

### Directions:

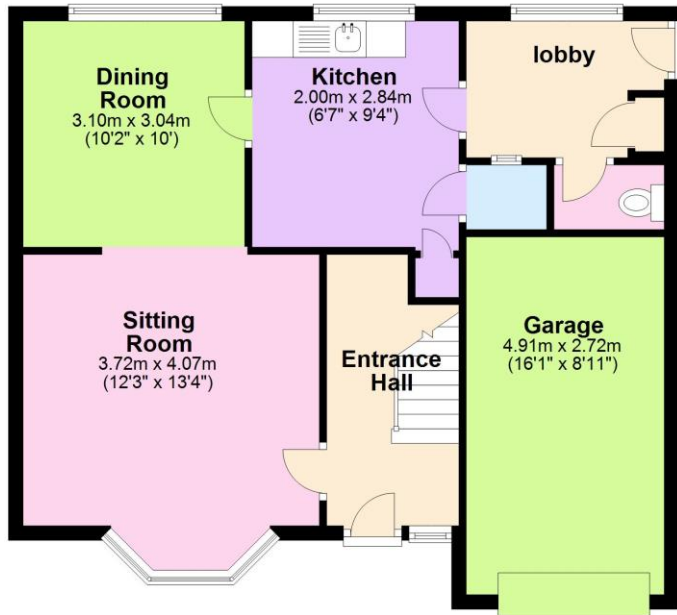
Leave Hereford on the A438 following the signs Tickington, bypass Kington town on the A44 and after about 3 miles at Walton, take the right turn onto the B4357 to Evenjobb. Continue into the village of Evenjobb and out the other side remaining on the B4357 through Beggars Bush an downhill over a cross road and after about 300m the property will be seen on the left hand side as denoted by the Agents 'For Sale' sign.

### What3words:

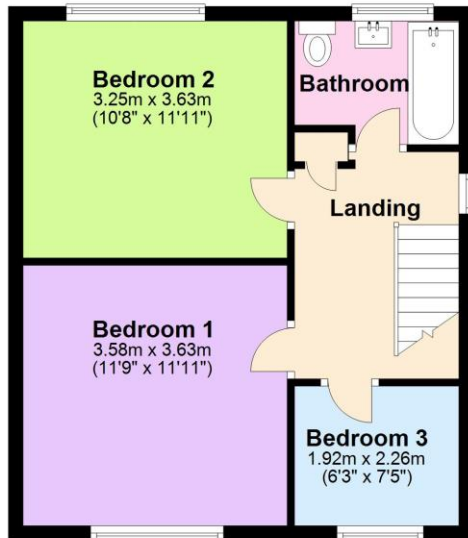
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## Ground Floor



## First Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

### Sunderlands

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