



7, Orchard View, Evenjobb, LD8 2SB
Guide Price £285,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

7 Orchard View Evenjobb

A detached versatile three/four bedroom bungalow located on a 1/4 of an acre plot in a quiet cul de sac position. within the village of Evenjobb, in the heart of the Radnor Valley. The property offers spacious living accommodation, large south facing garden with far reaching countryside views. and ample parking. Offered for sale with No Onward Chain we recommend you View.

- Detached bungalow
- Three reception rooms, three bedrooms
- Rural village location
- Countryside views
- Gardens and parking
- Motivated seller with no onward chain
- EPC

Material Information

Guide Price £285,000

Tenure: Freehold

Local Authority: Powys

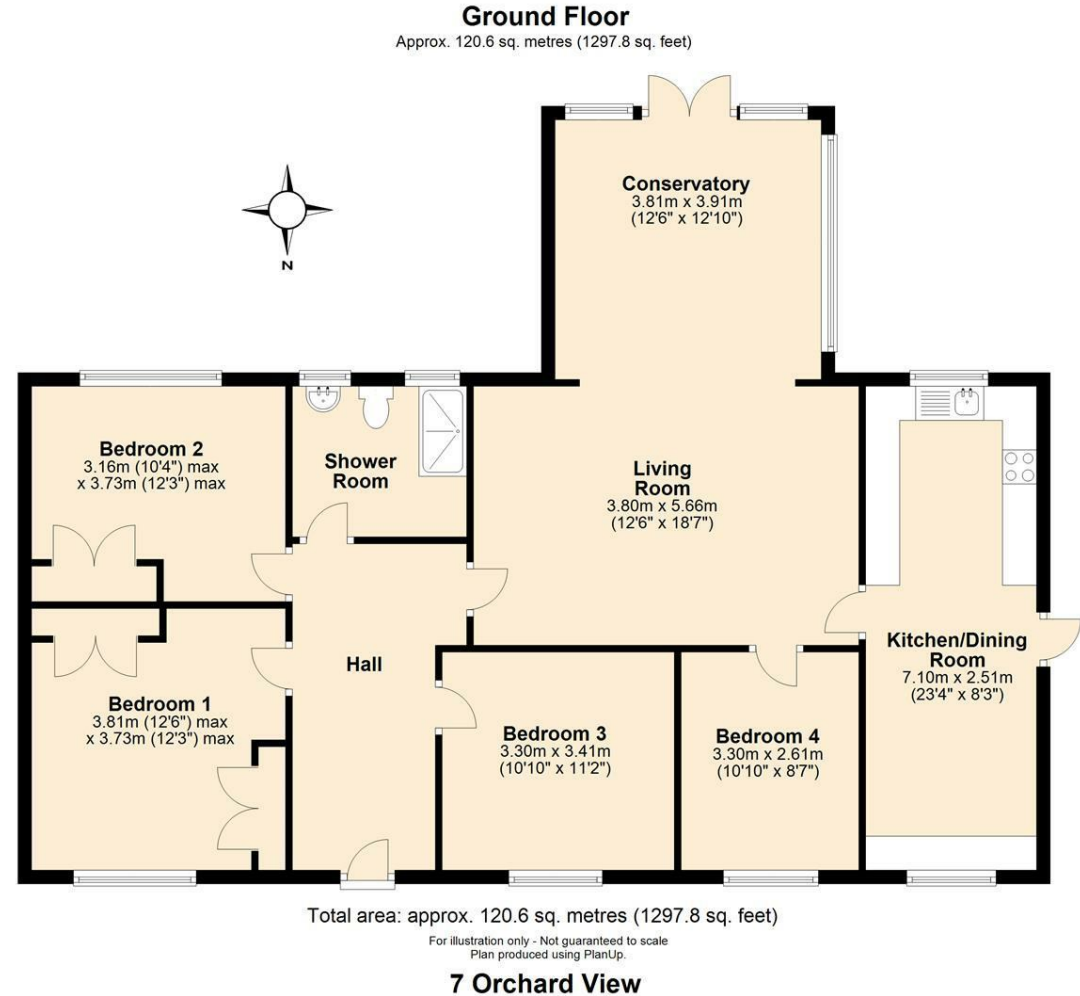
Council Tax: D

EPC: E (54)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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



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 Orchard View is a light and airy bungalow located at the end of a cul de sac on the edge of the village of Evenjobb, in the Radnor valley near the popular town of Presteigne. The property has far reaching views across the surrounding countryside and onto the hills surrounding the village. It has three/four well proportioned bedrooms, a wide entrance hallway and good sized, versatile reception space with a recently added conservatory with gardens and ample parking.

The accommodation comprises: living room, kitchen/dining room, conservatory, study/fourth bedroom, three double bedrooms, bathroom, large mature gardens and ample driveway parking.

Property description

The property has a light and airy wide hallway with doors off to the three double bedrooms, bathroom and then into the living room. The living room is spacious and leads into the recently added conservatory that over looks the garden and across the surrounding countryside. The kitchen/dining room is a good size which has been updated by the current owner with modern grey units, integrated appliances with a breakfast area to one end. Off the living room is the study/fourth bedroom which has wooden flooring and could be used as a dining room. There are three double bedrooms off the hall with two having built in wardrobes. The shower room has a glass panelled modern shower, with white sink, grey cupboards and WC, and a plenty of storage space.

Gardens and parking

The property is approached via timber gates allowing access onto the wide driveway with parking for several vehicles with space for garage or workshop (subject to planning). The secure gardens wrap around the the property and has areas of lawn, mature flower beds, patio area and ornamental pod and looks out onto the adjoining countryside. There are two useful storage sheds, one of which has light and power.

Location

Orchard View is a Cul-de-sac in the charming rural village of Evenjobb, surrounded by the delightful Welsh countryside. The surrounding countryside is easily accessible for many recreational activities such as dog walking, cycling, horse riding and much more. The nearby market town of Presteigne offers a range of services to include shops, schools, leisure centre, doctors and many more. Evenjobb is easily accessible by road and the A44 nearby offers good road links to Leominster, Hereford and Llandrindod Wells.

Services and agents notes

The property is connected to mains electricity and water, septic tank drainage and oil fired heating.

Council Tax - Band D. The property is being sold as a FREEHOLD

Money Laundering Regulations 2007

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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

On entering the village of Evenjobb on the B4357 from Knighton, turn left into the village, where after approximately 200 yards turn right into Orchard View where the property can be located at the end on the right.



