

Corner Cottage, 6, High Street, Weobley, HR4 8SL
Price £260,000

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Corner Cottage, 6 High Street Weobley

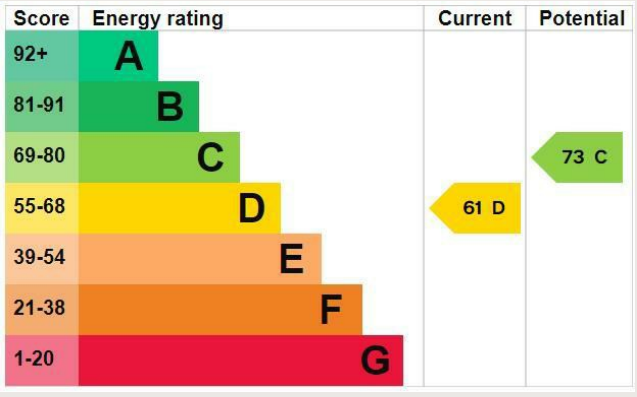
Chain free and ready to move into, this attractive and well appointed, end terraced property is situated in the heart of the sought after village of Weobley. Within very easy reach of an array of amenities, oodles of charm, no listing status, private courtyard and garage for parking; early viewing is therefore considered essential.

- CHAIN FREE
- FULL OF CHARACTER AND CHARM
- SOUGHT AFTER VILLAGE LOCATION
- READY TO MOVE INTO
- PRIVATE COURTYARD GARDEN
- GARAGE WITH ROOM TO PARK A CAR
- IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUYER PURCHASE
- MODERN AND UPDATED KITCHEN

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



Material Information
Price £260,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: D (61)
For more material information visit www.cobbamos.com



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
Corner Cottage, 6 High Street, Weobley offers a super investment opportunity/ possible 'First Time' purchase or a purchase for those looking to downsize. The cottage offers the following internal accommodation: sitting room/dining room, kitchen, two bedrooms and bathroom. Further attributes include: a private courtyard garden and a garage for parking a vehicle if desired.

Property Description
Entry begins into a welcoming room that has been divided in two useful sections. The first having stairs to the first floor and room for decorative/hall furniture for storing umbrellas/coats/hats if desired. The second section, framed by a beamed angular arch is currently being used as an inviting sitting/dining room. The room has dual aspect which floods the space with light and an attractive feature is the brick fireplace with wooden mantle and wood-burning stove.
Adjoining the open plan first reception area is a modern and thoughtfully designed kitchen with triple aspect. The room has a range of wall and floor units with under counter fridge and freezer and integrated washing machine. There are two centrally placed electric ovens with hob top. The boiler is housed here.
On the first floor are two bedrooms and a bathroom. Bedroom one is a good sized double with a built in storage cupboard and space for a range of drawers or dressing table. The room is dual aspect making the room light and airy. Bedroom two is also dual aspect and has room for a double bed and an array of bedroom furniture. The bathroom has a traditional, white, ceramic suite with bath and shower over, hand-basin, WC, chrome, heated towel rail and window for added light and ventilation.

Garden, Garage & Parking
A stone dwarf boundary wall (currently laden with colourful creeping plants) frames a front garden to the property. This is accessed from the pavement through a metal pedestrian gate. Double gates lead to a welcoming courtyard area and the main entrance to the property. The courtyard is an ideal spot for times of private, alfresco dining and has room for an assortment of pots and planters to encourage scented climbers to climb the neighbouring walls with trellis support. The oil tank is housed here and a gate at the rear leads to a garage owned by the cottage that has facility for parking one vehicle if desired.

Services
Oil Heating & Mains Water and Electricity
Herefordshire Council Tax Band B
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving community and is especially popular with tourists and walkers in the Summer months. Weobley has a wealth of local amenities including convenience store, hairdressers, butchers, deli, cafes, restaurants and pubs, dentist and doctor's surgeries plus primary and secondary schooling and a modern village hall with lots of activities including regular showings of popular films all within walking distance of the property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

What3words
What3words:///hack.pasta.tabs

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
From Leominster take the A44 that turns into the A4112. On arrival into the village of Weobley, take the first left towards the village centre and left again on to High Street, just before the road bears right into Hereford Road, the property can be found on your right hand side.






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