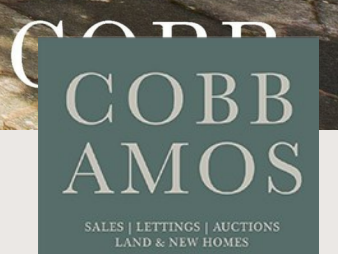




27, Bearcroft, Weobley, HR4 8TA
Price £375,000



27 Bearcroft
Weobley

We offer for sale this delightful, detached bungalow which boasts three bedrooms, three bathrooms, large conservatory and vacant possession. Located in Weobley, arguably one of Herefordshire's most sought after villages; this home enjoys a pretty garden, garage, driveway parking and access to a thriving community. We highly recommend arranging a viewing to fully appreciate everything that 27 Bearcroft has to offer. NO ONWARDS CHAIN

- DETACHED BUNGALOW
- THREE BEDROOMS, THREE BATHROOMS
- LARGE CONSERVATORY
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY PARKING
- CHAIN FREE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO VILLAGE AMENITIES
- SCENIC WALKS FROM THE DOORSTEP

Material Information

Price £375,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated in a mature residential area within the village of Weobley is this detached bungalow standing in a quiet and sought after residential plot. The property has accommodation comprising: porch, entrance hallway, sitting/dining room, conservatory, kitchen, three double bedrooms, three bathrooms and cloakroom. In addition there is a garage and driveway parking.

Property Description

Entry begins into a useful porch area. The accompanying entrance hall is a welcoming, light space from which all rooms flow effortlessly to and from. To the left is a sitting/dining room with access to bedroom one with en-suite and a conservatory. The sitting/dining room is well lit by a large window to the front aspect and french doors to the rear conservatory and garden entrance. The room is generously sized with room for a good selection of sitting and dining furniture. The adjoining bedroom is currently set up as a single but would lend itself to becoming a home office for those that work from home or a hobby space due to its french doors out onto the garden. The room has en-suite facilities with shower cubicle, wc, sink and plumbing for a washing machine so would easily become a linen/utility space if required. There is a window out for added light and ventilation. The conservatory enjoys full views of the private rear garden and has doors at both ends to spill out onto the patio for al fresco dining in the Summer months. For the Winter there is a wood-burner to ensure longer season use of the room. There is also a useful door leading into the kitchen.

The kitchen is a light and airy room due to having two doors leading out into the garden and conservatory. It has a range of wall and floor cupboards and room for dresser furniture and a breakfast table. There is an electric hob with extractor hood over, waist height electric oven and housing for a dishwasher and fridge/freezer. The boiler is also housed here.

Back into the entrance hall and to the right is a cloakroom and two double bedrooms both with en-suites. The cloakroom has a WC, hand basin and window out. Bedroom two is a double with garden views and its own en-suite facilities. There is room for an array of bedroom furniture. The en-suite is a generous size with full size bath, shower cubicle, WC, bidet and has a window out. Bedroom three is a double with front aspect. It has fitted wardrobes and its own en-suite facility. The en-suite has a bath with detachable shower head, shower cubicle, WC and hand basin. The room is fully tiled and has a window out.

Garden

The front garden is mainly laid to lawn with a border of mature shrubbery and some ornamental trees. The rear garden has a good area of patio circling the conservatory for moments of Summer dining or restful lounging. There is a pergola for sheltering from the sun and mature hedge and shrubbery boundaries to ensure privacy and levels of interest.

Garage & Parking

There is driveway parking for several vehicles to the front of the property.

There is an open fronted car port in front of a garage with double doors to the front and side personnel door, light and power

Services

Mains electric, water and drainage

Solar hot water collectors on roof.

Oil Fired Central heating

Worcester Bosch oil boiler fitted, commissioned Aug 2019

Herefordshire Council Tax Band E

Tenure: Freehold

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Asymmetric DSL	Up to 24 Mbps	Up to 3.5 Mbps	Available in most areas
Symmetric DSL	Up to 24 Mbps	Up to 24 Mbps	Available in some areas
Cable	Up to 100 Mbps	Up to 10 Mbps	Available in most areas
Fiber-optic	Up to 100 Mbps	Up to 100 Mbps	Available in some areas
Satellite	Up to 12 Mbps	Up to 1 Mbps	Available in most areas
Terrestrial mobile	Up to 100 Mbps	Up to 10 Mbps	Available in most areas
Mobile satellite	Up to 100 Mbps	Up to 10 Mbps	Available in some areas

Standard 17 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 doctors 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 this superb property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

What3words

What3words:///growl.ships.functions

Agent's Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.



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.

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, the road bears right and becomes Hereford Road, here turn left (straight ahead) pass the doctors and dentist on your right, turn into Bearcroft. Take the third branch left and the property can be found on the right.

