

The Pippins, Back Lane, Weobley, HR4 8SG
Price £395,000

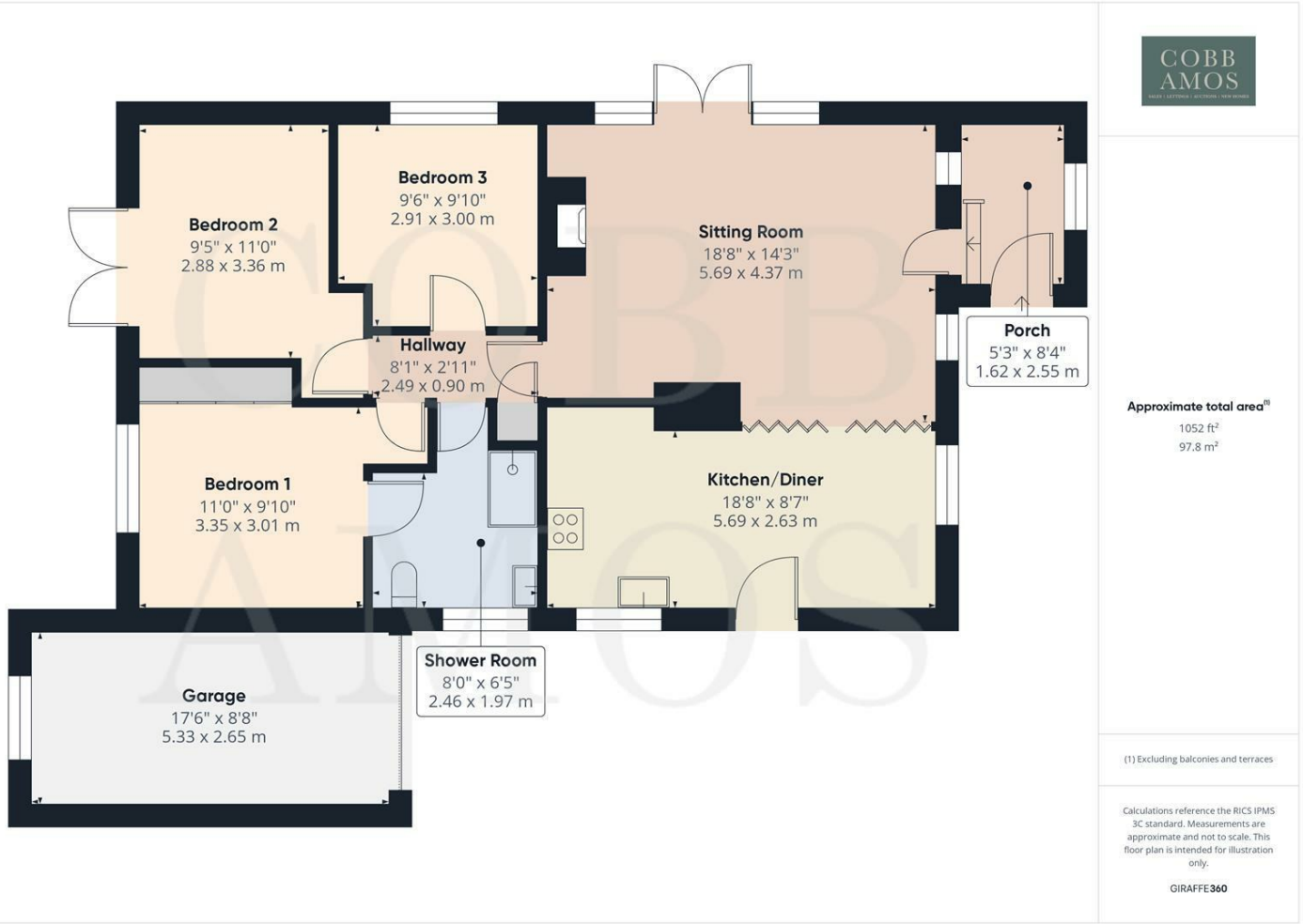
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The Pippins Back Lane Weobley

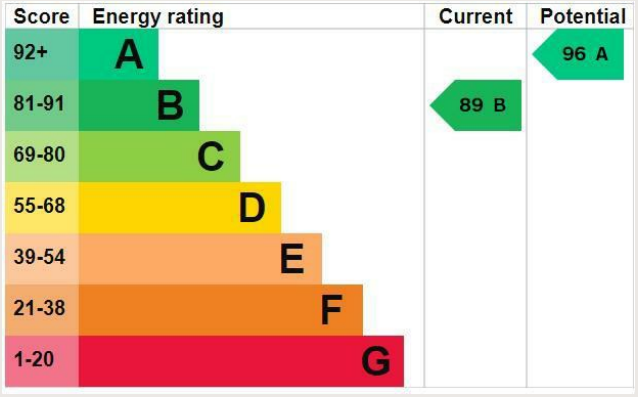
An opportunity to acquire this well presented three bedroom, detached bungalow in the heart of the well sought-after village of Weobley. Offering driveway parking, a garage, private front and rear gardens and a good selection of amenities on your doorstep (from tea room to renowned restaurant: Joules), alongside fabulous rural footpaths and designated walks across the Garnstone Estate. This is truly a welcoming home well worth viewing. Please call the Leominster office on 01568 610310 to make arrangements.

- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN/DINER
- PRIVATE FRONT & REAR GARDENS
- GARAGE & DRIVEWAY PARKING
- DESIRABLE LOCATION
- ENERGY EFFICIENT SOLAR PANELS & HEAT PUMP

Material Information
Price £395,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: B (89)
For more material information visit www.cobbamos.com



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
Situated in the sought after village of Weobley is this detached bungalow. The property has accommodation comprising; Entrance porch, sitting room, kitchen/diner, three bedrooms and a shower room. In addition there is a single garage and driveway parking.

Property Description
Entry begins into a porch which facilitates the storage of outdoor coats, hats and footwear; extremely useful after a muddy stroll. This leads into a sitting room of dual aspect with space for a fire and patio doors out into the garden. Bifold doors lead into a kitchen/diner with a door to the exterior. The kitchen has a range of wall and floor units with housing for a washing machine, dryer, tall fridge and freezer, sink under a window, waist height oven and electric hob. The dining section has a window and space for a small dresser. Back through the sitting room is access to three bedrooms and a shower room. Bedroom one has fitted wardrobes and direct access into the shower room should you wish to use as an en-suite. It has views onto the rear garden and mature trees that provide privacy. Bedroom two is a good sized double with the benefit of having french doors that lead out onto a decking area and out onto the private rear garden. Bedroom three could have many uses as a study, dressing room or snug. The shower room has a shower cubicle, hand basin, WC and window for added light and ventilation.

Garden
Steps lead to the front porch of the property. The front garden is made up of lawn and mature hedging, shrubs and trees. A pretty archway connects the front to the rear where there is room for a table and chairs for dining opportunities. The rear garden is equally mature with paneled fencing and hedging providing privacy. There is timber decking for a bistro set or loungers and areas for seating within the garden for moments of rest and reflection. There is also a stream at the bottom of the garden approached by steps. There is also a useful stone storage building in the garden.

Garage & Parking
The single garage has an up and over door with light, power. There is paver driveway parking for 3 to 4 cars which runs up to the garage at the side of the bungalow.

Services
The property is very energy efficient due to the installation of solar panels and heat pump in 2024.
The solar panels are owned outright.
Mains electricity, water and drainage.
Tenure: Freehold
Herefordshire Council Tax Band D

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 21 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 see the link below 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:///wonderful.dunes.loyal

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, keep going then turn left towards the village of Weobley. Continue onto Kington Road following into Meadow Street. On passing the junction for Bell Square the property can be found on the left hand side.








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