



3 Mount Way, St Weonards, Hereford, HR2 8NN



Sunderlands
Residential Rural Commercial



**3 Mount Way
St Weonards
Hereford
HR2 8NN**

Summary of Features

- Detached bungalow
- Sought-after village location
- Three bedrooms
- Two reception rooms
- Stunning views from the front aspect
- No onward chain

Price Guide £395,000

Positioned in the charming village of St Weonards, Hereford, this delightful detached bungalow on Mount Way offers a perfect blend of comfort and convenience. With three spacious bedrooms and two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The generous room sizes create a welcoming atmosphere, allowing for flexible accommodation to suit your lifestyle needs. One of the standout features of this bungalow is the convenient parking space available for up to four vehicles, ensuring that you and your guests will never be short of space. The property is also offered with no onward chain, making it an ideal choice for those looking to move in without delay.

Location

St. Weonards is perfectly positioned between the bustling market towns of Ross-on-Wye, Hereford and Monmouth, set amidst the rolling hills and unspoilt landscapes of glorious south Herefordshire countryside. This charming rural village enjoys a peaceful setting while remaining conveniently connected to nearby centres. Within the village itself, residents benefit from a welcoming church, a well-regarded primary school and a convenient village store catering to everyday needs. For a wider range of shopping, dining, leisure and professional services, the nearby towns provide an excellent selection of amenities, combining rural tranquillity with easy access to modern conveniences.

Accommodation

Entrance hall

The welcoming entrance hall provides access to all principal rooms and creates a practical flow throughout the home. It also benefits from two useful storage cupboards, ideal for keeping everyday essentials neatly stored away.

Living room

The living room is bright and welcoming, with double-glazed windows overlooking the close and enjoying far-reaching views across the rising Herefordshire countryside. A stylish fire surround with marble inset and hearth provides an elegant focal point, complemented by a living-flame electric fire for added warmth and ambience.

Dining room

Bathed in natural light from double-glazed windows to both the front and side, this inviting room enjoys a lovely distant outlook that adds to its sense of space and calm. The dining room is versatile and could easily lend itself as an additional bedroom if desired. A highly adaptable space, it offers flexibility to suit your lifestyle, whether as a formal dining area, guest room, home office, or cosy snug.

Kitchen & utility area

Extensively fitted with base cupboards and drawers topped with wood-effect work surfaces, complemented by ceramic tiled splashbacks and matching wall cabinets. Integrated ceramic hob with extractor hood, raised oven, space for a fridge, and a stainless steel single-drainer sink with mixer tap. Finished with wood-effect flooring, plus a door with adjacent window leading to: A utility area featuring a double-glazed door to the outside, glazed panels with a triplex roof, wood-effect flooring, and plumbing for a washing machine.

Bedroom one

A double bedroom with double glazed window to the rear aspect. Space for freestanding furniture.

Bedroom two

A double bedroom with double glazed window to the rear overlooking the garden. Built in wardrobes and space for free standing furniture.

Bedroom three

A single bedroom with double glazed window to the rear aspect.

Family bathroom

Featuring a tiled shower cubicle with curved sliding doors and electric shower, pedestal basin with mixer tap and storage below, and low-level WC. Double-glazed window, ladder-style radiator, and wood-effect vinyl flooring.

Outside

A tarmacadam driveway provides access to the detached garage, which is fitted with an up-and-over door. The newly installed oil-fired boiler is also located within the garage. To the front of the property lies an extensive lawn, enjoying far-reaching views across the beautiful South Herefordshire countryside. A pathway leads around the side of the house to the rear garden, which is predominantly laid to lawn and arranged over two levels. The upper tier is accessed via steps, flanked by attractive borders. The rear garden offers a good degree of privacy and is fully enclosed by evergreen hedging.

Services

We understand the property is connected to mains, Water, electricity and drainage. Oil fired central heating.

Tenure

Freehold

Council tax band

Herefordshire council tax band - D





Directions

From Hereford City Centre, proceed south on the A49 and then turn on the A466 at Wormelow to Monmouth. Continue along the A466 for approximately 6 miles. On reaching the village of St Weonards, take the turning left, signposted for the car park, hall, school and shop. Continue along into Mount Way where the property can be found on your right hand side.

Anti-money laundering

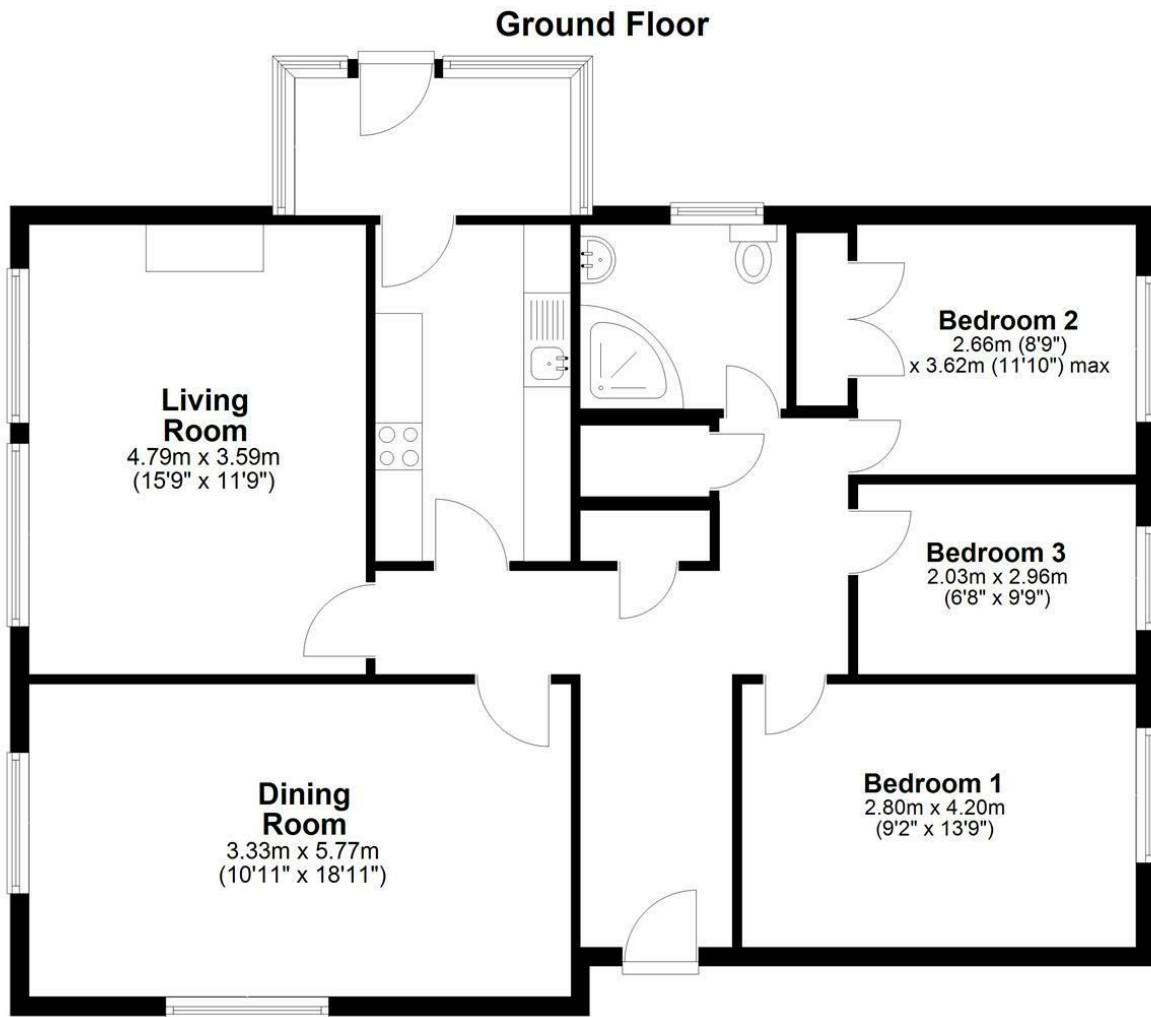
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.