

8, Bearcroft, Weobley, HR4 8TA
Price £330,000

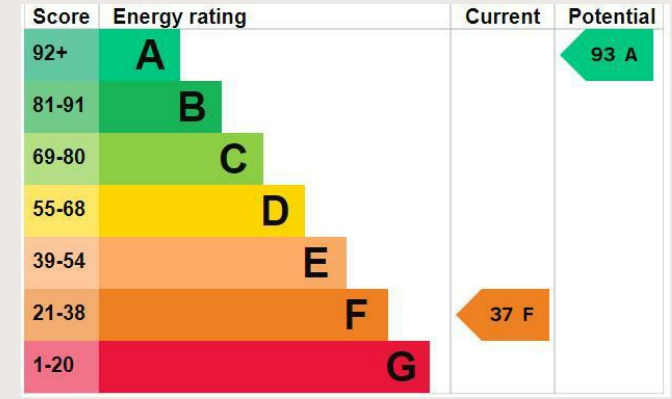
COBB AMOS
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LAND & NEW HOMES

8 Bearcroft
Weobley

Requiring cosmetic upgrade and priced accordingly we offer for sale a four/five bedroom detached family home offering gardens, garaging and flexible living accommodation in the heart of the sought after village of Weobley. With amenities, great walks and good schools on your doorstep and the chance to purchase CHAIN FREE, we highly recommend arranging a viewing to fully appreciated what this super home has to offer.

- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- SPACIOUS & FLEXIBLE ACCOMMODATION
- EASILY MAINTAINED GARDENS
- GARAGING & ALLOCATED PARKING
- SOUGHT AFTER & WELL SERVICED VILLAGE LOCATION
- CHAIN FREE

Material Information
Price £330,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: F (37)
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
An extended family home in the sought after village of Weobley, offering ample living accommodation, garaging and generous gardens. This light accommodation comprises: entrance hall, cloakroom, sitting room, two further reception rooms (which could be used as ground-floor bedroom accommodation), kitchen/breakfast room, utility, four first floor bedrooms and a family bathroom. Benefiting from oil heating, double glazing, generous gardens and garaging.

Property Description
Entry begins into a side entrance hallway with stairs to the first floor. To the right is access to a cloakroom and sitting room. The cloakroom has a WC, wall hung hand-basin, radiator and window out.

The sitting room is a really great size with feature south facing bay window overlooking the front garden. There is a wood-burner with slate hearth for those cooler Winter months and an under-stair cupboard for storage. From the sitting room access is given to two further reception rooms. The first has a glazed door that leads out into the private, rear garden. As the room is also connected to the kitchen/breakfast room it would make an ideal dining room. It is currently being used as a second sitting room. The second reception room is being used as a single bedroom but would lend itself to becoming a home office/hobby space if otherwise desired. It has south facing front aspect.

The kitchen/breakfast room can also be accessed from the main entrance hallway and has a good array of wall and floor kitchen units. There is a gas hob top (Calor bottle fed) and oven and housing for a dishwasher/washing machine and fridge/freezer. The vendors have a central breakfast table and chairs set up here. Leading from the kitchen/breakfast room is a utility area where additional base units provide further storage facility and counter top for additional kitchen appliances. There is housing for a tumble dryer. A door leads out into the rear, enclosed garden.

On the first floor is a landing with airing cupboard and two storage cupboards, four bedrooms and a family bathroom. The master bedroom is a good sized double with front aspect and room for a selection of bedroom furniture. Next door is bedroom two which is a single and currently being used as a dressing room. Bedroom three has rear garden aspect and is a double bedroom with laminate flooring. Bedroom four also has rear aspect, is a single bedroom with laminate flooring. The family bathroom is a good size with fresh tiling. It has a bath with shower over, hand-basin, WC, radiator and window for added light and ventilation.

Garden, Garage & Parking
The front garden is entered via a picket pedestrian gate and is south facing. A path leads to the side of the property where the main entrance is located. A path and gate also leads to the secure rear garden from here.

The rear garden is private and secure so ideal for pets or children. It has an area of patio paving for times of Summer entertainment and the rest of the garden is mainly laid to lawn. A gate leads to a garage and allocated parking.

Services
Mains electricity, water and drainage.
LPG bottles
Oil central heating
Tenure: Freehold
Herefordshire Council Tax band D

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
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
The black and white village of Weobley is perhaps one of the most sought after and picturesque villages in the county, it is renowned locally for having a thriving community and enjoys a wealth of local amenities including shop, butchers, cafe, restaurant, pubs, hairdressers and beauticians, primary and secondary schooling. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

What3words
What3words:///spits.passage.umbrellas

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, 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 where the property can be found on the left hand side before the turning for Bearcroft, as indicated by our for sale board.






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