



## 6 BLISS VIEW

STAUNTON-ON-WYE, HEREFORD HR4 7NP

£395,000  
FREEHOLD

Immaculately presented modern detached house is sought-after village location with 3 bedrooms, 1 en-suite, open-plan living accommodation, garden, garage, parking and lovely countryside views. A viewing is highly recommended.



## 6 BLISS VIEW

- Sought after village location
- Three bedrooms, one en-suite
- Open plan living
- Modern detached house
- Garage, driveway & countryside views
- Ideal home for families or those looking to downsize



### Description

Situated within the sought after village of Staunton on Wye, located just 10 miles West of Hereford City and 10 miles from the highly popular market town of Hay on Wye is this fantastic modern three bedroom detached property making an ideal home for young families or for those looking to downsize.

The property comprises three good sized bedrooms, one with en-suite and family bathroom to the first floor with a large open plan living area and downstairs W/C to the ground floor. Outside there is a low maintenance garden, ample driveway parking and a good sized single garage.

Within the village itself there is a public house, village hall, doctors surgery, primary school, church, the highly popular Oakchurch Farmshop and many countryside walks.

### Ground Floor

With oak framed porch and entrance door leading into the

### Entrance Hallway

With wood effect flooring, ceiling light point, smoke alarm, radiator, wall mounted fuse box, double glazed window to the side aspect, carpeted stairs leading up with useful under stair storage space and doors leading into

### Downstairs W/C

With low flush w/c, wash hand basin with storage below, radiator, recess spotlights and double glazed window.

### Open Plan Living

A beautifully fitted kitchen comprising modern fitted wall and base units with solid wood work surfaces over and tiled splash backs, 1 1/2 bowl sink and drainer unit, five ring electric hob with cooker hood over, integrated double oven, integrated

dishwasher, space for a freestanding fridge/freezer and under counter space for a washing machine, double glazed window, recess spotlights and opening into the dining area with wood effect flooring, double glazed french doors out to the rear garden, radiator and large opening into the living room which comprises central ceiling light, radiator, electric fireplace with feature surround, wood effect flooring, double glazed window to the front aspect and door leading back into the entrance hall.

### First Floor Landing

With fitted carpet, two ceiling light points, double glazed window to the side aspect, loft hatch, airing cupboard housing the hot water system and doors into

### Main Bedroom with En-suite

A spacious principal bedroom with fitted carpet, ceiling light point, radiator, large double glazed window to the front aspect, triple built in wardrobe with mirrored sliding doors and door into the

En-suite shower room comprising a large wall in shower with mains fitment rainfall shower head over, glass sliding door and tiled surround, wash hand basin with tiled splash back and storage below, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

### Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to tv rest aspect with fantastic countryside views and double fitted wardrobe with mirrored sliding doors.

### Bedroom Three

With fitted carpet, ceiling light point, radiator, double fitted wardrobe with mirror sliding doors and double glazed window to the rear aspect with views across the garden and countryside beyond.

### Bathroom

A modern suite comprising panelled bath with mains fitment shower head over and tiled surround, wash hand basin with tiled splash back and storage below, low flush w/c, chrome heated towel rail, double glazed window, recess spotlights and wood effect flooring.

### Outside

The French doors leading out onto a paved patio area perfect for entertaining with steps leading down to a stoned pathway to the side access gate, personal door to the garage and leading to a small area of lawn with access to the outside wooden storage shed and arbour. To the front, there is a brick paved driveway providing off road parking with access to the single garage with up and over door, light, power and personal door to the side. There is a small area of lawn to the front and useful side access gate.

### Directions

From Hereford, proceed west on the A438 (Brecon Road) and after approximately 8 miles take second turning right into Staunton on Wye. At the T junction, turn left and take the next right just after the school onto Little London Lane. Continue along Little London Lane and turn right at Bliss House where Bliss View will be found round to the left.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity and drainage are connected. Electric heating.

The property benefits from eight solar panels to the south facing front aspect.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

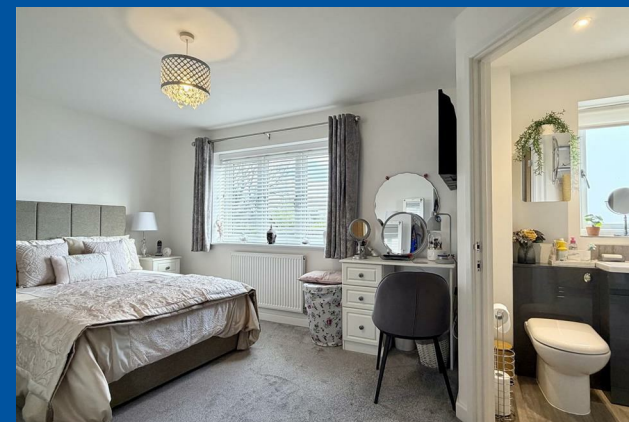
### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

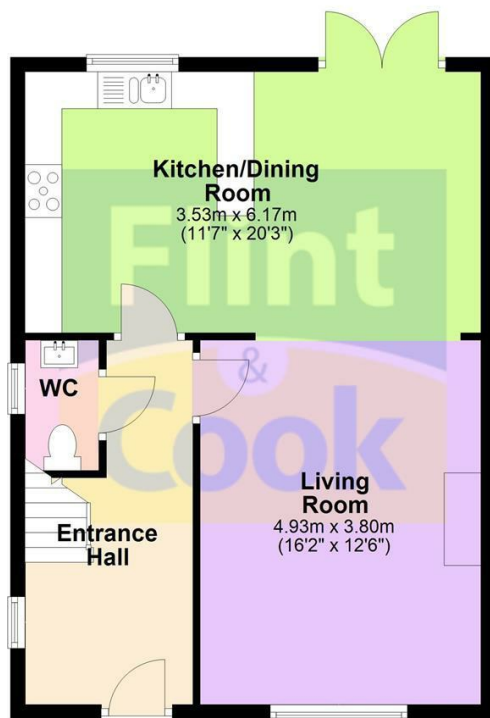
Strictly by appointment through the Agent (01432) 355455.

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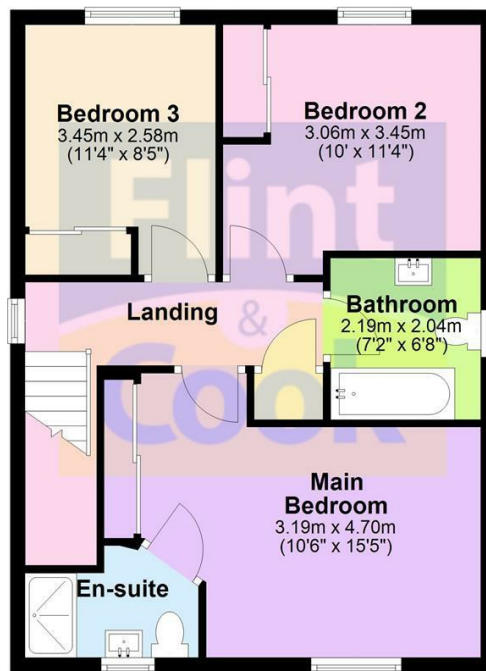
## Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

**EPC Rating: C Hereford Council Tax Band: D**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 100+      |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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