

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**TWO BEDROOM DETACHED BUNGALOW ENJOYING A SUNNY SOUTH WESTERLY ASPECT WITHIN WALKING DISTANCE OF TOWN FACILITIES. SECLUDED GARDEN. DRIVEWAY TO GARAGE. GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND WOOD BURNER.**

EPC D

## Tarka - Guide Price £275,000

Fourth Avenue, Greytrees, Ross-on-wye, Herefordshire, HR9 7HR



# Tarka

## Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

## Property Description

Tarka lies on the south west side of Fourth Avenue just over a mile northwest of Ross town centre. Probably constructed in the 1950s, the bungalow offers appealing two bedroom accommodation and stands within a particularly secluded plot, high hedging, greenery and/or fencing lending to the property an ambience of privacy and seclusion.

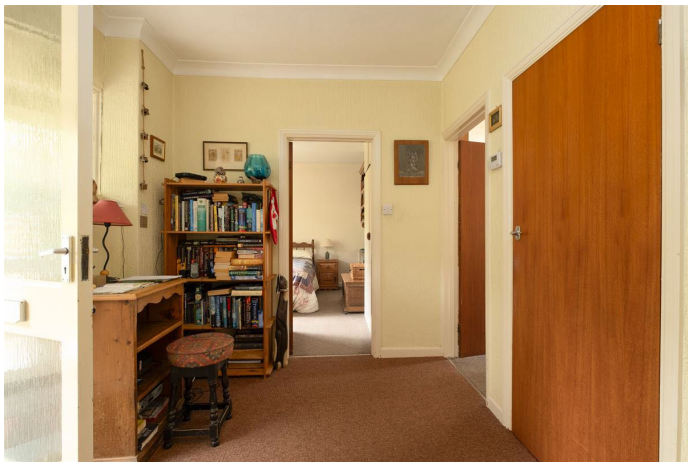
Approached via steps from the front gate one enters a completely enclosed porch, which opens to a pleasing reception hall. Leading off same are all the principal rooms, the first being a 16' living room which, thanks to a recent extension, has a superb frontward position with glazing to all sides, and French doors leading out on to the paved sun terrace to the southwest. The well positioned nearby dining room has a cosy wood burning stove, and this room leads through to the 14' kitchen with its host of fitted cupboards and a wide window to the sunny southwest. Adjacent is the small conservatory/rear porch.

The two double bedrooms are positioned to the front of the property, whilst the bathroom and w.c. occupy a central location. The bungalow stands under a double pitched and hipped clay tiled roof, the interior void offering potential for the creation of further accommodation in the roof void.

A most attractively brick paved driveway leads to the garage lying to the south eastern boundary. The garage is a substantial structure of block work and rendered construction under a double pitched composite slate roof. There is a large double glazed window to one side admitting excellent light, power points and apex roof area for storage. Behind the garage is a small wooden garden shed, whilst nearby is the excellent paved sun terrace, direct access additionally being obtained either through French doors from the living room, or the glazed door from the rear porch/conservatory.

Gardens to both front and rear are planted with a host of shrubs and young trees, species including Mexican Orange blossom, Hazel, a blue conifer, while species in the rear gardens include variegated Holly, Mahonia, Ferns and a fine Magnolia tree. There is also a pond in this garden, whilst gravel paths weave throughout the greenery in a delightful manner.





## ACCOMMODATION

Porch

Entrance hall

Master Bedroom 3.95m (12ft 9in) x 3.82m (12ft 4in)

Bedroom Two 3.82m (12ft 4in) x 3.61m (11ft 8in)

Boiler Cupboard

Living Room 6.07m (19ft 7in) Maximum to recess x 3.72m (12ft) Maximum to recess

WC

Bathroom

Dining Room 3.95m (12ft 9in) Maximum to recess x 3.72m (12ft)

Kitchen 4.44m (14ft 4in) x 3.85m (12ft 5in)

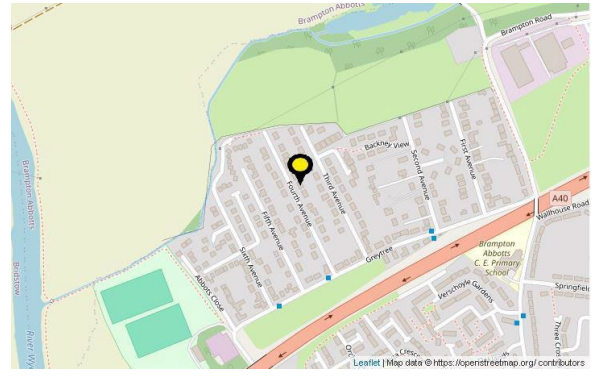
Pantry

Outside

Garage 5.71m (18ft 5in) x 2.79m (9ft)

## Directions

From the stone built Market house in the centre of Ross, proceed down Broad Street, into Brookend Street, and then turn left at the mini roundabout along Greytrees Road. Continue along Homs Road, and begin to ascend the spine road in Greytrees, soon after taking the left turning into Fourth Avenue. Tarka will be found just over half way along Fourth Avenue on the left hand side with a steep, brick paved drive way.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

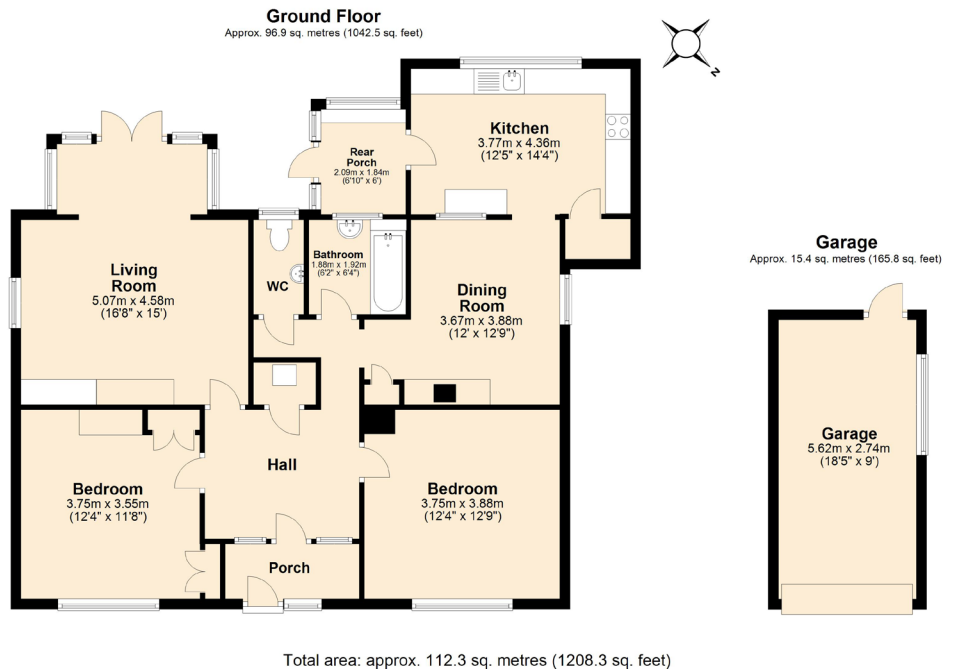
## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D.



1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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