

69, Bearcroft, Weobley, HR4 8TD
Price £365,000

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69 Bearcroft
Weobley

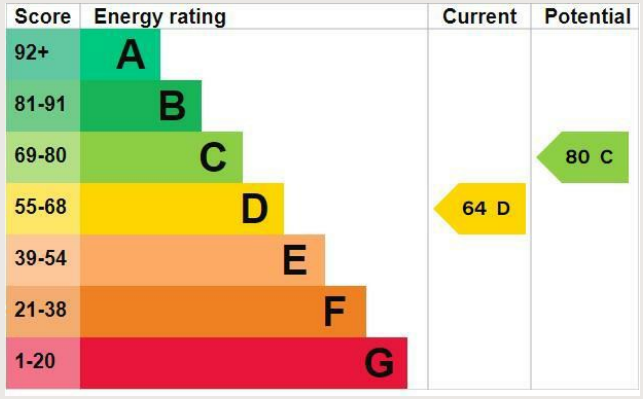
A beautifully presented family home situated in a quiet cul-de-sac within the highly sought after village of Weobley. The property has been lovingly maintained by the current vendors and enjoys front and rear garden, garage and driveway parking.

- LINK DETACHED MUCH LOVED FAMILY HOME
- THREE DOUBLE BEDROOMS
- VIEWS OF NEIGHBOURING ORCHARD
- DRIVEWAY PARKING
- ATTACHED GARAGE
- POPULAR VILLAGE LOCATION

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information
Price £365,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: D (64)
For more material information visit www.cobbamos.com



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 opportunity to acquire a much loved family home located in one of Herefordshire's most sought after villages of Weobley. The property has accommodation comprising; hall, cloakroom, sitting/dining room, kitchen, three double bedrooms and a family bathroom. There is a front and rear garden, driveway parking and single garage. Viewing is recommended to appreciate the property on offer.

Property Description
Entry begins into an entrance hallway where there is room for decorative furniture and stairs to the first floor. To the left is a cloakroom with WC and hand basin. Straight ahead is a kitchen and to the right is a sitting/dining room.

The kitchen has a range of modern wall and base units framing a great view of the rear, private garden with uninterrupted views of the orchards beyond. There is a free standing electric oven with extractor hood above (available by separate negotiation), housing for a washing machine, space for a tall fridge/freezer and a door leading out to a side entrance.

The sitting/dining room is entered via glazed, double doors and is immediately welcoming, being light and bright with front and rear aspect. The sitting area makes the most of a feature bay window and electric fire (excluded from the sale) with pine mantel surround. The dining area has the luxury of a glazed door and pair of glazed panels that lead directly onto a patio and help to celebrate the wonderful rural setting of this cherished home.

On the first floor are three bedrooms, loft access and a family bathroom. Bedroom one makes the most of the views across the neighbouring orchard and is a good sized double with in-built cupboard storage. Bedroom two is also a good sized double again with in-built cupboard storage and front aspect. Bedroom three is a small double with rear aspect and space for a selection of bedroom furniture. The family bathroom has front aspect and consists of: bath with shower over, in-built storage, WC, hand basin and heated towel rail.

Garden, Garage & Parking
The rear garden has high sided fencing to ensure privacy. There are views across to neighbouring orchards giving a real sense of space and rural positioning to the garden. It is mainly laid to lawn with an area of patio adjoining the double doors of the dining room.

To the front is driveway parking for one/two vehicles and an easily maintainable area of gravel with picket fencing and plant borders. The property also benefits from having an attached garage with up and over door, power and lighting and an adjoining porch that buffers the front door from harsh Winter weather.

Services
Tenure: Freehold
Herefordshire Council Tax Band D
Mains electricity, water and drainage
Oil Fired Central Heating

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 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
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 the property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

What3words
What3words:///chitchat.speedy.hope

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. On arrival into 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, turn into Bearcroft. Take the third branch on the right and the property can be found at the far end.






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