



Tenuku House, Wellington, Hereford, HR4 8AT
Guide Price £630,000

Tenuku House Wellington Hereford

A wonderful detached bungalow situated within a cul-de-sac in the popular village of Wellington approx 4 miles North of Hereford city. Having been refurbished to a high standard throughout over the last four years, the well appointed and spacious accommodation includes four double bedrooms, two reception rooms, kitchen/breakfast room and sun room. Other benefits include utility room, en-suite to master bedroom, separate WC, new windows, new heating system, sunroom with lantern roof, re-fitted kitchen & utility with Dekton worktops. The property is located centrally within its own private plot enclosed by mature hedges and features a detached double garage, large gravel parking area and beautifully maintained gardens.

This property really must be viewed to fully appreciate all on offer CALL 01432-266007 TO MAKE YOUR APPOINTMENT

- Superb detached bungalow
- Desirable village cul-de-sac location
- Four double bedrooms, master with en-suite
- Detached double garage & ample parking
- Two reception room + Kitchen/breakfast room
- Utility room and separate WC
- Lantern roof conservatory/sun room
- Immaculate private enclosed gardens
- Recently refurbished throughout
- Viewing essential to fully appreciate

Material Information
Guide Price £630,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: F
EPC: D (65)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Current EPC rating is prior to refurbishment works

Introduction
The gas centrally heated and double glazed accommodation has oak veneer interior doors throughout and includes; entrance hall, WC, kitchen/breakfast room, utility room, dining room, living room, sun room/conservatory, family bathroom, four double bedrooms with en-suite to the master

Property Description
In more detail the accommodation comprises; entrance hall with oak veneer doors leading off, fitted cloakroom, WC with vanity sink, loft hatch to the large roof space with further potential, airing cupboard with radiator, shelf and hanging rail. The kitchen/breakfast room was supplied and fitted by Hereford kitchens and features Moduleo LVT flooring, inset ceiling spotlights, window to the front, wall, base and drawer units under Dekton worktop with inset 1 1/2 bowl composite sink, induction hob with extractor canopy over, fitted electric oven, integral fridge freezer, dishwasher, wine fridge and rubbish bin and breakfast bar separating the breakfast area which has a window to the side and a glazed door into the utility room. With matching cupboard units, Dekton worktop with inset composite sink, plumbing for a washing machine, LVT floor, Worcester heating boiler and a door and window to the rear. From the hall a door leads into the dining room, with a window to the rear and opening through to the living room which has a brick built feature fireplace, ceiling and wall lights and patio doors into the sunroom that is double glazed to all sides with patio doors opening onto the patio and a stunning lantern ceiling. Doors from the hallway give access to all four double bedrooms, the master bedroom has a range of fitted drawers and dressing table as well as two built in double wardrobes and door into the en-suite with tiled floor and walls, wash basin and WC in a built in vanity unit, corner shower cubicle and heated towel rail. The family bathroom has tiled walls and floor, corner shower cubicle, bath, WC, vanity wash basin and heated towel rail.

Gardens, Garage & Parking
The property is approached from the road through the mature hedge to the front onto a gravel driveway which provides ample parking for several vehicles and has well maintained borders containing plants , flowers and shrubs and leads up to the DETACHED DOUBLE GARAGE (18'6" x 18'5") with twin metal up and over doors, large roof space with further potential, power, light and pedestrian door into the rear garden. The REAR GARDEN can be accessed from the garage, a gate to the front drive or doors from the utility room and sun room. It is mainly laid to lawn with a porcelain patio along the length of the property providing seating areas, borders at the side and rear of the lawn contain a variety of plants and flowers, there is a raised border behind the garage and the whole garden is enclosed by mature hedge at the rear and fencing to the side.

Location
Wellington is a popular village of approx 1000 people conveniently located on the A49 4 miles North of Hereford and 8 miles South of Leominster. It has an active community with amenities to include primary school, village shop, community hall, church, bus route, public footpaths and sports clubs.

Services
All mains services are connected to the property

Broadband Coverage
Broadband type Highest available download speed Highest available upload speed Availability
Standard 9Mbps 0.9Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800Mbps 220Mbps Good
Networks in your area - Openreach

Indoor Mobile Coverage
Provider Voice Data
EE None None
Three None None
O2 Limited None
Vodafone Limited None

Outdoor Mobile Coverage
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Anti Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

Directions

Leave Hereford on the A49 North and after approx 3.5 miles take the turning left signposted Wellington. Drive through the village, passing the shop on the right and take the last turn left before the T junction, where the property is found on the right hand side.

