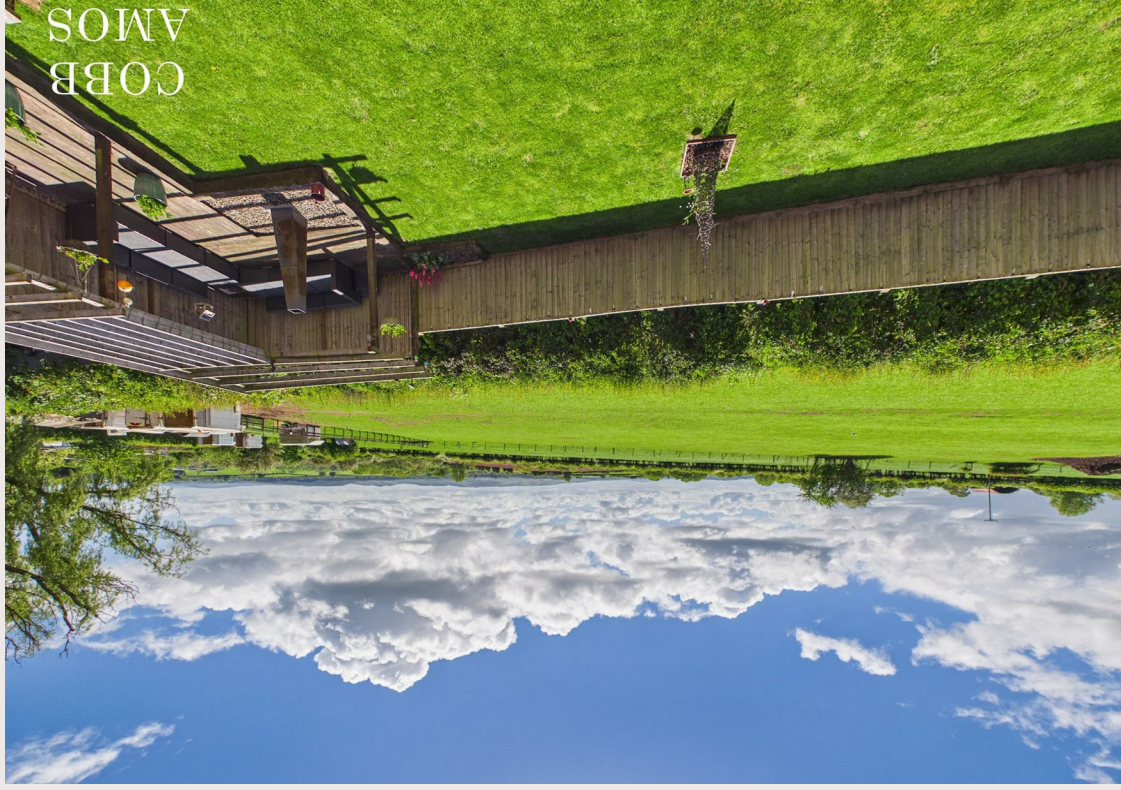
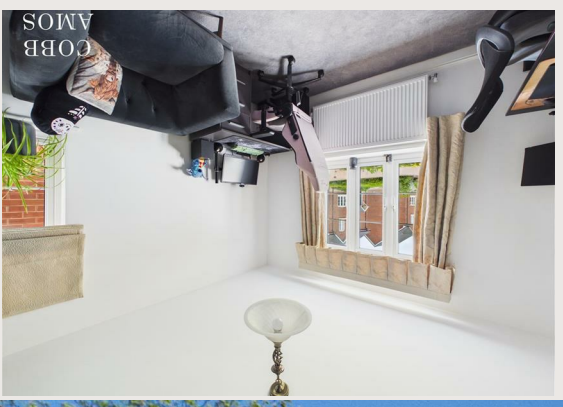
















13, Woodland View, Bromyard, HR7 4HN

Price £495,000

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

13 Woodland View
Bromyard

A beautifully presented, modern executive style, five bedroom detached property nestled at the end of a cul-de-sac within a small development in the popular village of Stoke Lacy.
Built in 2020 this family home has many benefits including double glazing and an air source heat pump resulting in a fantastic B rated EPC, two en-suite shower rooms, downstairs WC, utility room and open countryside views to both the front and rear aspects
Outside is ample parking, a detached double garage and well tended private gardens at the rear backing onto open fields.

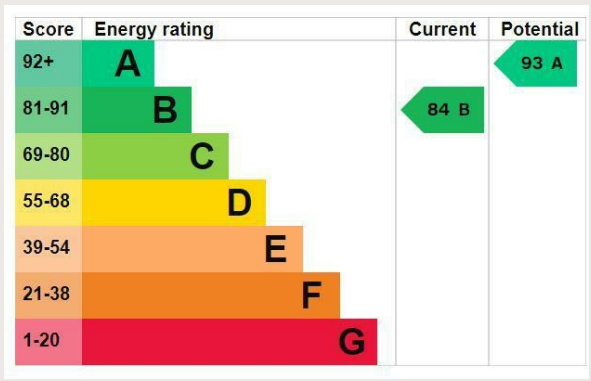
THIS PROPERTY MUST BE VIEWED TO APPRECIATE ALL ON OFFER CALL 01432-266007

- Five bedrooms - 2 with en-suite
- Modern executive style detached
- Detached double garage
- Village cul-de-sac location
- Three reception rooms
- Far reaching rural views
- Air source heat pump
- No onwards chain
- Excellent B-rated EPC
- Viewing highly recommended

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



<u>Material Information</u>
Price £495,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: F
EPC: B (84)
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.

Dimensions
Living Room - 19'1 x 10'0
Dining Room - 10'8 x 10'5
Kitchen/Family Room - 28'3 x 9'0
Bedroom 1 - 12'11 x 10'5
Bedroom 2 - 10'1 x 9'2
Bedroom - 10'7 x 10'3
Bedroom - 11'3 x 7'1
Bedroom - 9'11 x 7'1

Property Description
The property is entered via a canopy porch through the main entrance door into a spacious entrance hall that has doors off to all rooms, stairs to the first floor with a useful storage cupboard underneath and a downstairs WC with tiled walls, pedestal hand basin and WC. The main living room is located at the front of the property with windows to both the front and side aspects and double doors through to the family area. Also at the front is the dining room currently used as an office space. From the hall a door opens into the family/sitting/breakfast room which has double doors into the living room window and patio doors over looking the rear garden and is open plan with the kitchen divided by a peninsular worktop and consists of a high gloss matching range of wall and base units with drawers under worktop with inset 1 1/2 bowl sink, electric Bosch hob with an extractor hood over, Bosch double oven integrated dishwasher and fridge freezer. A door opens into the utility room which features wall and base units under a worktop with an integrated washing machine, space for a tumble dryer and door opening to the side giving access to the rear garden.
Carpeted stairs rise up to the first floor galleried landing, where doors lead off to all rooms, there is loft access and an airing cupboard housing a high pressure hot water tank. The family bathroom consists of tiled walls, hidden cistern WC, pedestal hand basin, bath with tiled walls above, separate tiled shower cubicle and a chrome heated towel rail. There are five double bedrooms - bedroom one has fitted wardrobes and an en-suite shower room, bedroom two also has an en-suite shower room, bedrooms three, four and five all have windows to the front aspect.

Gardens & Parking
The property is approached from the road via a block paved driveway which leads up to the double garage and also provides parking. A path leads to the canopy porch and main entrance door, the front garden is laid to lawn and enclosed by low level hedge,
The DOUBLE GARAGE has a metal up and over door, power and light.
The rear garden is accessed through patio doors onto a patio area with a path leading to the side of the property where there is a door into the utility room and a wooden gate to the front. There is a gravel seating area with decking adjacent that has a pergola over, most of the garden is laid to lawn, at the far side are raised decking areas accessed by stepped railway sleepers. The far side of the garage is a gravel area which can be utilised for storage, the garden is all enclosed by wooden fencing with open fields behind.

Location
Stoke Lacy is a small village that lies on the main A465 road that connects Hereford and Bromyard and is 10.3 miles (16.6 km) from the former and 4.3 miles (6.9 km) from the latter. There is a village hall, church, The Plough pub and Wye Valley Brewery. There is also a primary school, shop and post office in Burley Gate (3 miles away) and the more comprehensive amenities of Bromyard Town a short distance away.

Services
Mains water, drainage & electric are connected to the property.

Tenure - Freehold. There is a service charge for the development of £42.83 per month

Broadband
Broadband Download Upload Availability
Standard 6 Mbps 0.8 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach ,EE, Three and Airband

Mobile Phone Coverage
Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
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 the office proceed up Victoria Street/A49, then take the Link Rd and Aylestone Hill out on to the A465 Bromyard Road for 11miles On passing Wye Valley Brewery on the left, turn right into Woodland View and follow the road to where No. 13 can be found straight ahead.
What3words///joints.hats.herbs

