



85, Bearcroft, Weobley, HR4 8TD  
Price £280,000

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# 85 Bearcroft

## Weobley

An opportunity to acquire this much loved detached bungalow in the heart of the well sought-after village of Weobley. Offering driveway parking, garage, maintainable garden, as well as double glazing, central heating and its position within a peaceful and well kept cul-de-sac, near to necessary amenities. Early viewing is advised.

- DETACHED BUNGALOW
- TWO BEDROOMS
- REAR GARDENS WITH GREENHOUSE & GARDEN STORAGE
- DOUBLE GLAZING & CENTRAL HEATING
- GARAGE & DRIVEWAY PARKING
- DESIRABLE VILLAGE LOCATION
- SCOPE FOR IMPROVEMENT

### Material Information

**Price** £280,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** D (60)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### Introduction

Situated in a mature residential area within the village of Weobley is this detached bungalow standing in a quiet and sought after residential plot. The property has accommodation comprising; Porch, entrance hallway, living/dining room, kitchen, lean to, two bedrooms and a shower room. In addition there is a single garage, sheds for storage, greenhouse and driveway parking.

### Property Description

Entry begins into a useful porch area for the storing of outdoor footwear, coats and hats. This leads into an entrance hallway with further opportunities for the hanging of coats. To the left is a delightful dual aspect sitting/dining room that spans the full frontage of the bungalow. The three windows with detailed window grilles make the room pleasantly light and bright. The room has a fireplace-currently in-filled with an electric fire, central heating and ample room for comfortable seating and a dining table and chairs. From the entrance hall and directly ahead is a kitchen with adjoining lean to. The kitchen has a range of wall and floor units, electric oven and housing for a washing machine. The lean to has space for a fridge and freezer, storage facility and links to a wooden shed for additional storage purposes and currently housing a tumble dryer as it has power and lighting.

Back into the entrance hallway and leading round to the right are two bedrooms and a family shower room. The master bedroom has a window overlooking the rear garden giving it a bright aspect and in-built fitted units. Bedroom two also has rear aspect and is currently set up as a single but could lend itself to being an office for those needing to work from home. The shower room is a good size with large shower cubicle, basin with vanity housing and WC. There are two windows for additional light and ventilation.

### Garden

85 Bearcroft benefits from having a good sized garden with areas of patio for al fresco dining, a greenhouse and veg plot for keen gardeners and areas of lawn. All is fenced and easily secured for pets.

### Garage & Parking

There is driveway parking for several vehicles, a single garage with power and lighting and attached store room/workshop.

### Services

Mains electricity, water and drainage. Oil fired central heating  
Herefordshire Council Tax Band D  
Tenure: Freehold

### Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 17 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 open the link below for Ofcom Mobile Data findings:

<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 this superb property. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

### What3words

What3words:///snapping.squabbles.deep

### Agent's Note

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 £24 inclusive of 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

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 first branch right and the property can be found directly ahead.

