



20, Bearcroft, Weobley, HR4 8TA  
Price £335,000

# 20 Bearcroft Weobley

An opportunity to acquire this well presented three bedroom, detached bungalow in the heart of the well sought-after village of Weobley. Offering driveway parking, a garage and maintainable garden, as well as double glazing and oil fired central heating.

- Detached bungalow
- Three double bedrooms
- Recently fitted kitchen
- Wrap around garden
- Garage, driveway parking
- Desirable village location

## Material Information

**Price** £335,000

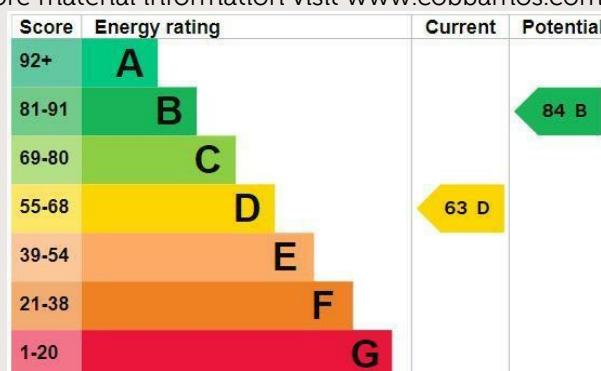
**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** (null)

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



## Introduction

Situated in a mature residential area within the village of Weobley is this detached bungalow. The property has accommodation comprising; Entrance hallway, living/dining room, kitchen, conservatory, three bedrooms, cloakroom and a shower room. In addition there is a single garage and driveway parking.

## Property Description

The front door opens up into the entrance hallway. Ahead of you is the living/dining room with sliding doors out to the conservatory and a large aspect window allowing the natural light to flood through, even on those wet and dark days. The conservatory has triple aspect windows overlooking the garden and is a wonderful place to sit and watch the birds come and go with a cup of tea. The kitchen has been recently fitted with modern wall and base units. There is an electric cooker, space for a washing machine and fridge freezer. A door leads to the porch which has access to the garden and is ideal for coats and muddy boots. There are additional base units.

All of the bedrooms are double sized with the opportunity to use one of the rooms as a study or home office. There is a shower room fitted with shower, basin, chrome towel rail and useful cupboard. The cloakroom is fitted with WC and basin.

## Garden

As the property is a corner plot the gardens wrap around the home. The front of the property is laid to lawn with some established shrubs, plants and trees. There are flowers which burst with colour in the summer months. The side garden is enclosed by a fence and has double gates to the driveway. There is a patio area creating outdoor entertainment space.

## Garage and Parking

As well as on road parking available at the property there are two driveways at either side with parking to accommodate several vehicles. The garage is a single with an up and over door with power and light.

## Services

Mains electricity, water and drainage are connected. Oil fired heating. Herefordshire council tax band D

## Location

The renowned black and white village of Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving village community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including shops, butchers, restaurants and pubs also benefitting from primary and secondary schooling. The village is serviced by an excellent hourly bus service to and from Hereford. The village is located approximately 9 miles from the market town of Leominster and 11 miles from Hereford where a variety of additional shopping, recreational and educational facilities can be found.

## Agents 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 £10 +VAT (£12.00 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

From Leominster take the A44 that turns into the A4112, keep going then turn left towards 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 where the property is located on the left hand side.

