



1 Chapel Orchard

Weobley

A really super opportunity for First Time Buyers or those looking to downsize to purchase a centrally located three bedroom home within the highly sought after village of Weobley. With a good selection of amenities on your doorstep (from tea room to renowned restaurant: Joules), alongside fabulous rural footpaths and designated walks across the Garnstone Estate this is truly a welcoming home well worth viewing. Please call the Leominster office on 01568 610310 to make arrangements.

- THREE BEDROOM HOME
- TWO BATHROOMS
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- GARDEN SHED
- CENTRALLY LOCATED IN THE VILLAGE OF WEOBLEY
- NEAR SCHOOLS & AMENITIES
- FANTASTIC WALKS FROM THE DOORSTEP
- CHAIN FREE

Material Information

Price £250,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (55)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

1 Chapel Orchard Weobley benefits from having the following: three bedrooms, the master bedroom having an en-suite, family bathroom, generous landing, porch, entrance hallway, sitting room, dining room and kitchen (with an open, light and airy flow), front and rear gardens, rear access, garden shed and off road parking. If you desire the rural postcode within the heart of a popular and well-serviced Herefordshire village then this 'well kept' home is the perfect 'chain free' match.

Property Description

Entry into Number One Chapel Orchard is into a useful porch area for the disposal of outdoor footwear, hats and coats or the holding of pets following a long country walk. There is also space within the entrance hall for the further placement of outdoor paraphernalia if required. To the left is a staircase rising to the first floor and to the right is a welcoming sitting room. The sitting room is light and bright as a result of its large window with front aspect. The room also benefits from having a wood-burner for those cooler Winter months and a cupboard (filling the under-stair void) for additional storage of household possessions keeping the living area clutter free. To the far end of the sitting room and through an open entranceway is a dining room framed by sliding French Doors. The doors lead out onto a patio area within the private rear garden and thus enhancing an overflow from the living space into the outdoors. Adjoining the dining area is the kitchen. There are a variety of wall and floor cupboards in the kitchen, wooden worktops and under-counter fridge, freezer and washing machine. The sink is ideally placed under the window with rear garden aspect. There is attractive wooden flooring throughout the kitchen and dining section.

On the first floor are three bedrooms, one with en-suite and a family bathroom. The landing is light and airy and has room for a chest of drawers for additional storage purposes. The master bedroom is a good sized double with rear aspect, fitted wardrobes and a shower en-suite with modern fittings. The second bedroom is also a good sized double with ample room for a selection of bedroom furniture and front aspect. Bedroom number three is a single with front aspect. The family bathroom has a bath with shower over, large window with rear aspect and modern fittings.

Garden & Parking

The property has a super back garden with its own rear access. It is mainly laid to patio for private al fresco dining and has a garden shed with racking for storage.

There is a front garden with space for a bistro set, picket fencing and mature shrubbery making it a lovely spot for a morning coffee.

The property benefits from having off road parking for at least one car to the front of the property.

Services

Mains water and electricity are connected to the property. There is mains drainage.

LPG-Hogas, Bulk Tank

Tenure Freehold

Herefordshire Council Tax Band C

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, Airband

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Indoor Mobile Coverage

Provider Voice Data

EE Limited Limited

Three None None

O2 Limited Limited

Vodafone Limited Limited

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:///holidays.excellent.discrepancy

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

Proceed out of Leominster on the A44 Monkland road. Take the A4112 towards Weobley. On arrival into Weobley on the Kington Road, continue through the village until you reach the Hereford Road and the property can be found on the left as you enter the Chapel Orchard cul-de-sac opposite the Scout Hut or just beyond the Methodist church.

