

6 Bookers Edge

Newport Street, Hay-on-Wye, Hereford, HR3 5FF



**6 Bookers Edge
Newport Street
Hay-on-Wye
Hereford
HR3 5FF**

- ***A delightful end of terrace home***
- ***Situated on the edge of Hay-on-Wye***
- ***Three bedroom house with gardens and two parking spaces***
- ***Side access to rear garden***
- ***EPC Rating B***

Brecon 16 miles
Hereford 20 miles
Abergavenny 26 miles

INTRODUCTION

6 Bookers Edge is a delightful modern home positioned on the edge of the world-famous book town of Hay-on-Wye. Built in 2019, with a 10-year Build Home Warranty. The property offers an excellent opportunity to purchase a lovely three bedroomed house, finished to a high specification, that is discounted at 50.1% off the open market value (subject to condition). The discount remains in perpetuity.

LOCATION

Hay-on-Wye is a vibrant, historic market town renowned for its literary culture, independent shops, and annual Hay Festival, which draws visitors from across the globe. Sitting on the Welsh–English border, the town enjoys an idyllic position surrounded by rolling countryside and the stunning landscapes of the Brecon Beacons National Park. With excellent walking routes, riverside scenery along the River Wye, and a welcoming community spirit, the area offers an appealing blend of rural tranquillity and lively cultural life.

The town offers an excellent range of day-to-day amenities, making it a well-served and convenient location for residents. There are plentiful retail options including independent shops, cafés, restaurants and a supermarket along with the bustling Hay Market Day which brings around 40 traders, offering local produce, street food and crafts, to the town centre every Thursday.

A more extensive range of services and facilities can be found slightly further afield in Brecon and Hereford which also provides the nearest rail links.

ACCOMMODATION

Entering through the front door, the hallway provides access to a cloakroom on the left, fitted

with a w.c. and wash basin. To the right, the well-appointed kitchen includes plumbing for a washing machine, space for a free-standing fridge freezer, a range of fitted units with worktops, an integral oven and hob, and a sink with a pleasant outlook to the front of the property.

The sitting room is designed in an attractive L-shape, benefiting from a window and French doors opening onto the rear garden. A generous under-stairs storage cupboard complements the space. The room offers ample flexibility, easily accommodating both living and dining areas, making it an inviting hub for everyday life.

Stairs from the hallway lead to the first floor, where there are three bedrooms — two doubles and one single, along with the family bathroom. The bathroom is fitted with a panelled bath with shower over and screen, a close-coupled w.c., and a wash-hand basin.

OUTSIDE

To the front of the property, a pathway leads to the entrance, with a side gate providing access to the rear garden. A path runs along the side of the house and includes a useful metal storage shed (2.86m x 1.82m).

The rear garden offers a welcoming and versatile outdoor space, beginning with a decked area that incorporates a summer house (2.65m x 2.72m) equipped with power. Additional features include a covered area at the rear, and a further seating area to the side—ideal for relaxation or gardening enthusiasts. There is also a metal-frame bubble greenhouse which may be purchased by separate negotiation.

The property also benefits from two allocated parking spaces.

AGENTS NOTE

This is an affordable home ownership property sold with a 50.1% discount, which remains in perpetuity. A local connection to Cusop is required (after 4 weeks this will be relaxed to a wider catchment area of Herefordshire) and buyers must be able to demonstrate that they are eligible to purchase an affordable property; this will be decided via an assessment by the local authority.

Please contact Strategic Housing at housingdevelopment@herefordshire.gov.uk in the first instance.

SERVICES

The property is connected to mains water, mains electricity, mains drainage with mains gas-fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold (100% ownership) with vacant possession upon completion.

COUNCIL TAX

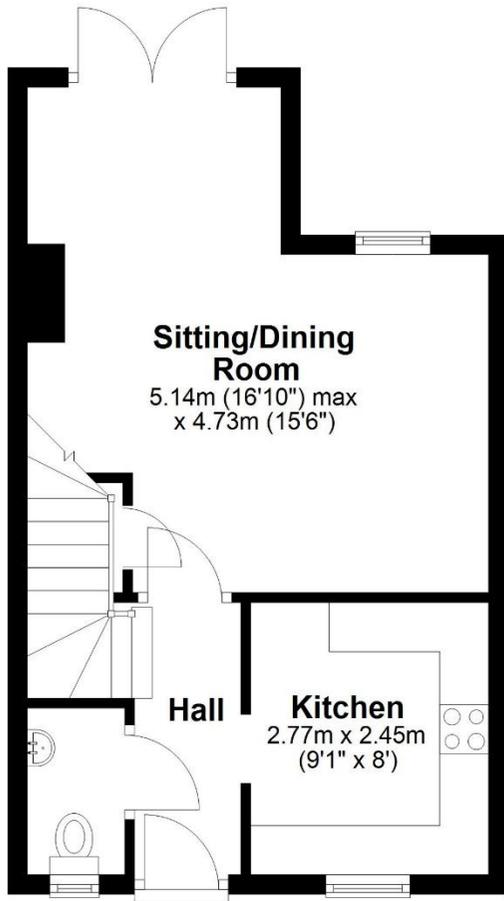
Herefordshire County Council Band "B"

DIRECTIONS

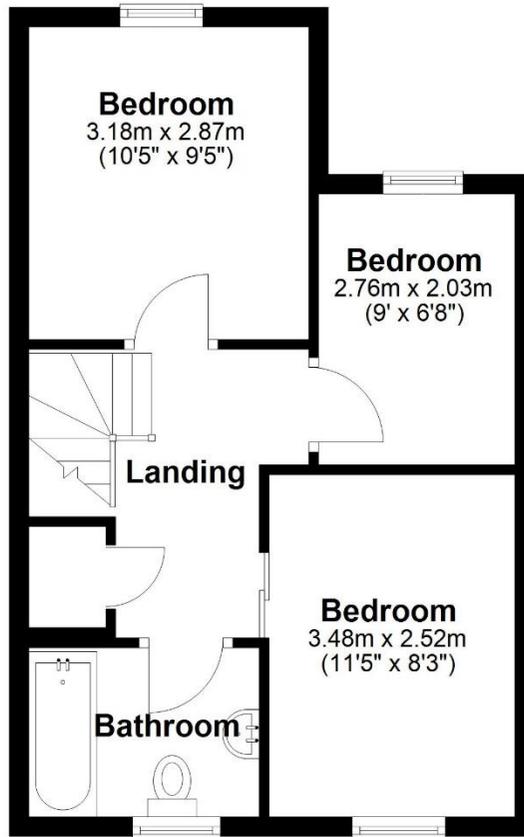
What3Words: ///lions.sudden.nuzzling



Ground Floor



First Floor



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		96
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
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