

FOR
SALE



The Farthings, High Orchard, Pencombe, Bromyard, Herefordshire HR7 4RS

£330,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This excellent detached bungalow is pleasantly located on a small development within the popular village of Pencombe, between the market town of Bromyard (5 miles) and the cathedral city of Hereford (12 miles) also with easy access to Leominster (10 miles) and the cathedral city of Worcester (18 miles) with the M5 motorway link.

Within Pencombe there is a church, and a primary school.

The bungalow is ideal for retirement and is in excellent order throughout benefits from oil fired central heating, double glazing, ample parking , a garage and an attractive, manageable garden which is enclosed for privacy.

We highly recommend an internal inspection of this property.

POINTS OF INTEREST

- *Superb detached bungalow*
- *Quiet village location*
- *3 bedrooms*
- *Separate dining room*
- *Double glazing & central heating*
- *Garage, parking & attractive garden*



ROOM DESCRIPTIONS

Entrance Hall

With radiator, access hatch to the roof space, cupboard housing the oil fired central heating boiler.

Lounge

Which has a coal effect gas fire (LPG) with marble style surround, radiator, 2 windows and door through to the

Dining Room

With radiator, serving hatch through to the kitchen and patio doors to the rear.

Kitchen

Fitted with a range wall and base units, ample work surfaces with tiled splash backs, 1 ½ bowl sink unit, space and plumbing for a washing machine and dishwasher, there is a small breakfast bar, built in refrigerator, built in electric double oven, 4 ring hob with extractor hood over, radiator and window and door to the side.

Bedroom 1

With built in wardrobes, radiator and window to the front.

Bedroom 2

With built in wardrobes, radiator and window to the front,

Bedroom 3

With fitted carpet, radiator and window

Bathroom

With a white suite comprising bath with mixer tap and shower attachment, wash hand basin, WC, separate double width tiled shower cubicle with glass screen and electric fitment, radiator, 2 windows and a storage cupboard.

Outside

The property is approached via a concreted drive that leads to a

Detached Garage

With metal up and over door, light and power and side access door.

The front garden is lawned with a central flower bed, borders, ornamental shrubs and hedging.

Access between the garage and the property is via a path to the side of the property where there is an enclosure housing the oil storage tank. There is a good sized garden shed with store and an attractive rear garden which has been landscaped and is enclosed by hedging and fencing for privacy. There is a paved patio, an extensive range of shrubs, a lawn, covered store, outside water tap and lights.

Services

Mains water, electricity and drainage connected. Oil fired central heating.

Outgoings

Council tax band E £3,023 payable for 2025/2026

Water and drainage rates are payable.

What3Words

///plug.months.applied

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

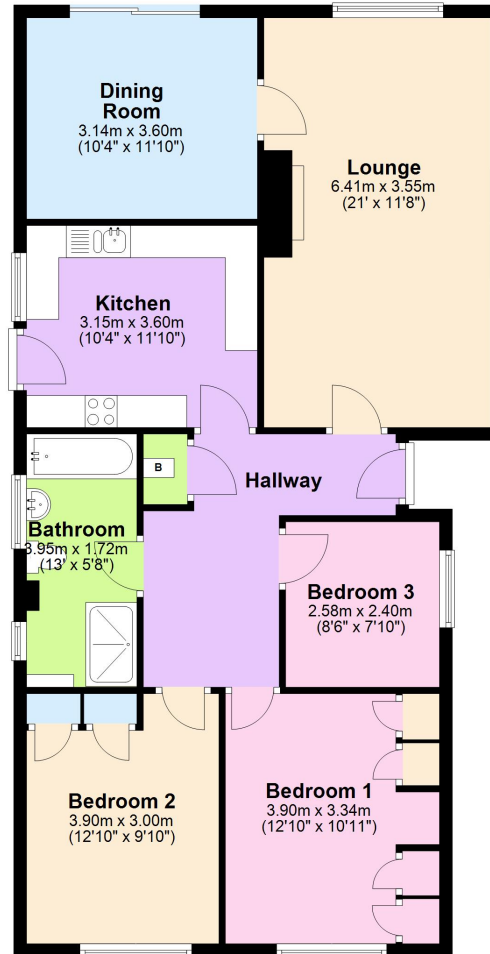
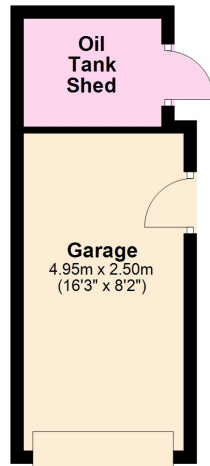
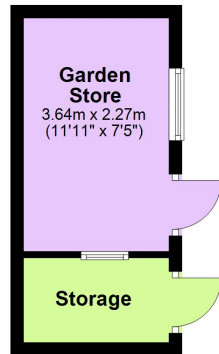
Floor Plan

Approx. 97.2 sq. metres (1046.7 sq. feet)



Outbuildings

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 sq. feet)
The Farthings, High Orchard, Pencombe, Bromyard

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		