

FOR  
SALE



Tanglewood, Moccas, Hereford, Hereford HR2 9LQ

£475,000 - Freehold

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## PROPERTY SUMMARY

Situated in this peaceful rural location, detached house offering ideal family accommodation. The property has the added benefit of 4 bedrooms (master with en-suite), double garage, driveway parking, beautiful countryside views and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *4 Bedrooms (1 en-suite)*
- *Double garage & driveway*
- *Rural location*
- *Ideal family home*
- *Beautiful views*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With front entrance door leading into the

### Entrance Hallway

Tiled floor, carpeted stairs leading to the first floor, double glazed windows to the front aspect, radiator, useful understairs storage cupboard, central heating thermostat and doors to the

### Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, tiled floor, radiator, 2 opaque double glazed windows, extractor and loft hatch.

### Study

Wooden flooring, radiator, double glazed window to the front and fitted desk units with cupboards and drawers, plus book shelving.

### Living Room

Wooden flooring, 2 upright contemporary radiators, feature woodburning stove with tiled hearth, brick surround and wooden mantel over, dual aspect double glazed windows to the front and bi-fold doors leading out to the rear.

### Modern Kitchen/Dining Room

Fitted base units and ample worksurfaces, 1½ bowl sink and drainer unit, electric oven and microwave, 4-ring induction hob with extractor over, integrated fridge/freezer, integrated dishwasher and fitted peninsula with breakfast bar and storage cupboards under, double glazed window to the rear aspect, double glazed door leading out to the rear garden, recessed spotlighting, upright radiator and door into the

### Utility

Fitted wall and base units and ample worksurfaces, stainless steel sink and drainer unit, under-counter space for washing machine and fitted Worcester Bosch oil central heating boiler (3 years old), radiator and double glazed door leading out to the rear.

### First floor landing

Fitted carpet, loft hatch, double glazed window to the front aspect, airing cupboard with fitted wooden shelving and radiator and doors leading to

### Bedroom 4

Fitted carpet, radiator and double glazed window to the front aspect.

### Bedroom 3

Fitted carpet, radiator and double glazed window to the rear aspect with countryside views.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect.

### Master Bedroom

Fitted carpet, radiator, double glazed window to the front aspect, built-in wardrobes and chest of drawers and door to the EN-SUITE SHOWER ROOM with corner shower cubicle with electric shower fitment and tiled surround, low flush WC, pedestal wash hand-basin, heated towel rail, tiled floor, recessed spotlighting, opaque double glazed window and extractor.

### Bathroom

Suite comprising P-shaped bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, tiled floor, heated towel rail, recessed spotlighting, extractor and opaque double glazed window to the rear.

### Outside

To the front of the property there is a tarmac driveway providing off-road parking for several vehicles with access to the DOUBLE GARAGE with electric roller doors. The front garden is laid to stone for low maintenance with concrete steps leading to the front door and a paved pathway leading round to the side access gate. To the side there is an area laid to stone with 2 raised vegetable beds, greenhouse and views towards open countryside and enclosed by fencing with a range of mature trees and shrubs. The main rear garden has 2 brick paved patio areas (1 with a pergola) and there is a gate leading down to the rear access door to the garage and side access gate. The remainder of the garden is mainly laid to lawn with a range of plants and shrubbery, enclosed by fencing and there are beautiful views to open countryside. Oil tank and outside tap and power point.

### Agent's Note

There are 15 solar panels.

### Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating. Solar panels.

### Outgoings

Council tax band E - payable 2024/25 £2790.95

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

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

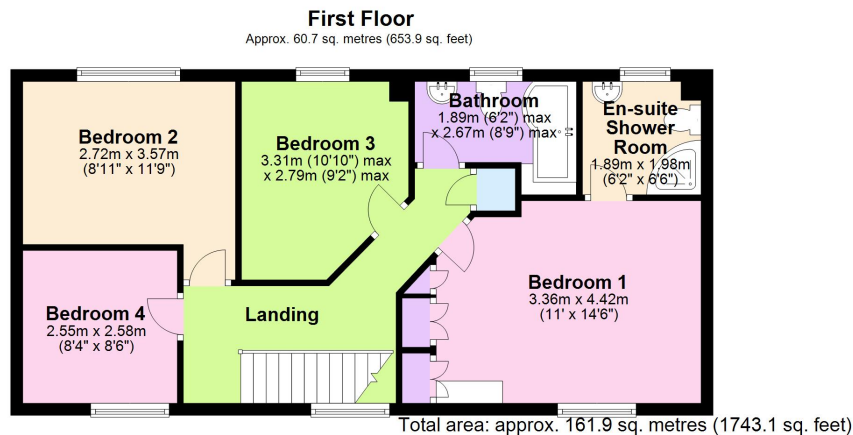
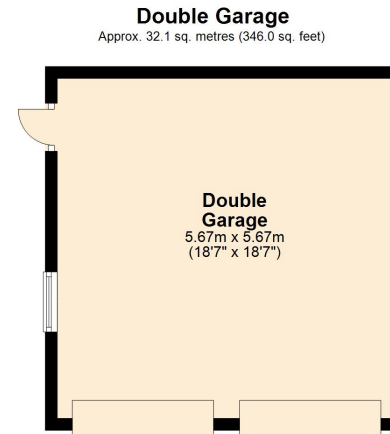
### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

From Hereford proceed west on the A465 Abergavenny Road and, after passing Belmont Abbey on the right, take the next right hand turn signposted Clehonger and continue on this road passing through the villages of Clehonger, Madley, Tyberton and Blakemere and then, when entering the village of Moccas, at the crossroads take a right towards the village hall. Continue past the village hall on the left and the property is located on the right hand side.

What Three Words: persuade.plodding.save



These plans are for identification and reference only.  
Plan produced using PlanUp.

**Tanglewood, Moccas, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			