



DIRECTIONS

Proceed out of Hereford on the Weobley Road (B4230) towards Burghill/Tillington. Proceed past Burghill Valley Golf Club on the left and after half a mile, The Bell Public House on the right. After approx. 75 metres turn left into Round Oak View where No. 6 will be found on the right hand side.



GENERAL INFORMATION

Tenure

Services

Administration fee Â£120 plus V.A.T.

Outgoings

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Nutfield, 6 Round Oak View

Tillington HEREFORDSHIRE HR4 8EQ

£1,350 pcm



Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

To Let:

A three bedroom detached bungalow, on one level, offering accommodation including lounge, conservatory, kitchen/dining room, three bedrooms, bathroom, en-suite shower room to master bedroom, garden, single use of the double garage and off road parking for a least two vehicles. The village of Tillington offers a range of amenities including village shop/post office, public house, primary school in the nearby village of Burghill, local walks and is located between two prestigious golf courses which are Wormsley and Burghill valley.

In more detail the property comprises:

uPVC double glazed front door with side panels to:

Hall

With built-in store cupboard to one side housing the Worcester gas fired combination central heating boiler servicing domestic hot water and central heating, slatted storage shelving. Further glazed door with side panels opens to:

Reception Hall

With single panelled radiator, power points, coving and access to roof space.

Door to:

Lounge

4.30m x 4.12m (14' 1" x 13' 6")

With double glazed uPVC French doors opening to garden, power points, radiator, picture rail and

coving.

Kitchen/Dining Room

3.00m x 5.71m (9' 10" x 18' 9")

The kitchen is fitted with a range of Oak units comprising single drainer stainless steel sink unit with base units under, built-in 4 ring gas hob unit with electric oven below and extractor canopy over, built-in fridge, built-in dishwasher. Range of laminated working surfaces with base units under, range of eye level wall cupboards, tiled surround to working surfaces, window to front. Fitted Welsh style pine dresser with glass fronted display cabinet, picture rail. Chinese slate flooring. Dining Area with double panelled radiator, Chinese slate flooring, power points and picture rail. Double glazed door to:

Conservatory

4.55m x 3.23m (14' 11" x 10' 7")

uPVC double glazed construction with part brick, ceramic floor, power points and double French style doors opening to rear patio and garden.

Utility Room

3.04m x 1.59m (10' x 5' 3")

with matching range of medium Oak units with single drainer stainless steel sink unit, laminated working surfaces, power points, space and plumbing for automatic washing machine and uPVC double glazed security door gives access to outside.

Inner Hall

with access to:

Master Bedroom

3.00m x 4.52m (9' 10" x 14' 10")

With full length built-in wardrobes with 'his & hers' hanging storage plus shelving, large walk-in storage cupboard with shelving, radiator, power points and picture rail.

Door to:

Ensuite Shower Room

with fully tiled shower cubicle having folding door and fitted shower, pedestal wash hand basin, low flush W.C, extractor fan, radiator and windo.

Bedroom 2

3.00m x 4.11m (9' 10" x 13' 6")

with radiator, power points, double glazed window with outlook to rear garden and open countryside beyond.

Bedroom 3

2.37m x 3.00m (7' 9" x 9' 10")

with radiator, power points and uPVC double glazed window to rear.

Family Bathroom

with panelled bath with tiled surround, low flush W.C., pedestal wash hand basin, tiled splashback, pull light switch.

OUTSIDE

The property is approached from the cul de sac onto a large double driveway giving access to the:

Garage

with single up and over door, power and light. Personal door to rear garden.

The front garden is laid to lawn with flower and shrubbery borders. Slabbed path leads to front door. To the rear of the property is a good size lawned area with flower and shrubbery borders. Gravelled patio/sun terrace area. Timber slatted fencing.

AGENTS NOTE:

This property is privately owned by the Directors of Stooke, Hill and Walshe

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...
And there's more...