



The Cottage, Rhyddwr Farm, Staunton-On-Wye, Hereford, Herefordshire

£240,000



The Cottage

Rhyddwr Farm
Staunton-On-Wye
Hereford
HR4 7LR

An extremely well presented, three bedroom semi-detached property located in a popular village location. Having modern fixtures and fittings throughout, the property makes for a contemporary family home with low maintenance courtyard garden and ample parking.

- Semi Detached Cottage
- Three Bedrooms
- Lounge with Feature Fireplace
- Kitchen Diner with Integral Appliances
- Double Garage & Courtyard Garden
- Located on a Private Road with Parking
- Village Location with Views over Farmland
- No Onward Chain

£240,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779
hereford@bill-jackson.co.uk
www.bill-jackson.co.uk



Situation

Situated in a peaceful location, the property is located in the popular village of Staunton-on-Wye, approximately 11 miles west of Hereford with the OFSTED-rated outstanding pre-school and primary school, as well as the highly regarded local doctors surgery. It is a short drive to Oakchurch Farm Shop, Café, and Garden Centre and an easy 20 minute drive to Hereford and Hay-on-Wye.

Description

A covered porch leads to an inviting entrance with parana pine staircase leading to the first floor accommodation and doors leading to the ground floor accommodation. There is a large WC with storage cupboard off the hallway.

The lounge area has a fireplace with wood burning stove and dual aspect windows with view over the adjoining farmland.

The kitchen area has a range of cupboards along with a separate wall unit with inset american fridge freezer. There is ample space for a table and there are built in appliances.

The first floor has 2 double bedrooms with views over the surrounding countryside, there is a en suite to the master and a good size family bathroom. There is a further single bedroom which makes for an ideal study or nursery.

The front of the property is low maintenance with access to the large double garage and ample off road parking.

There is access to the rear courtyard garden which is private and laid to patio.

Services

The property has mains water, electric and drainage. There is oil fired central heating.

Council Tax

Herefordshire Council – Band C

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

19 June 2018

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.



However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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