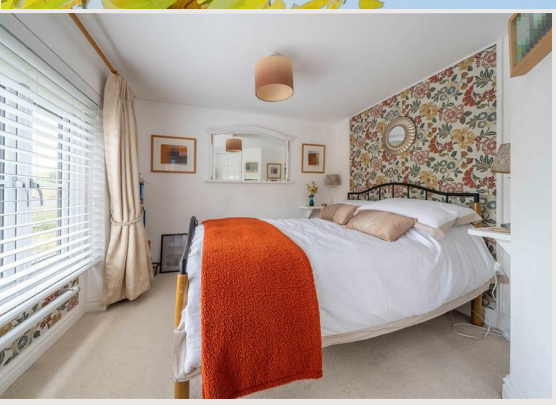
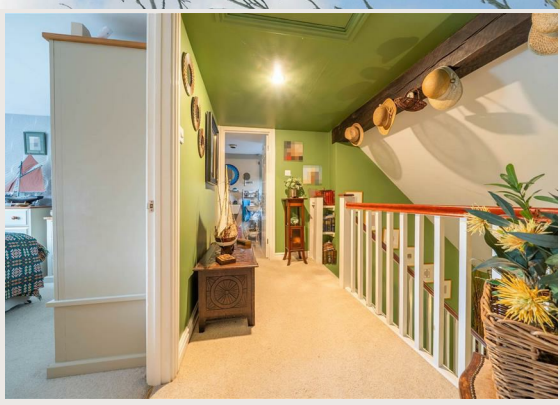
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

3, Phillips Acre, Yarpole, HR6 0DA
Price £425,000



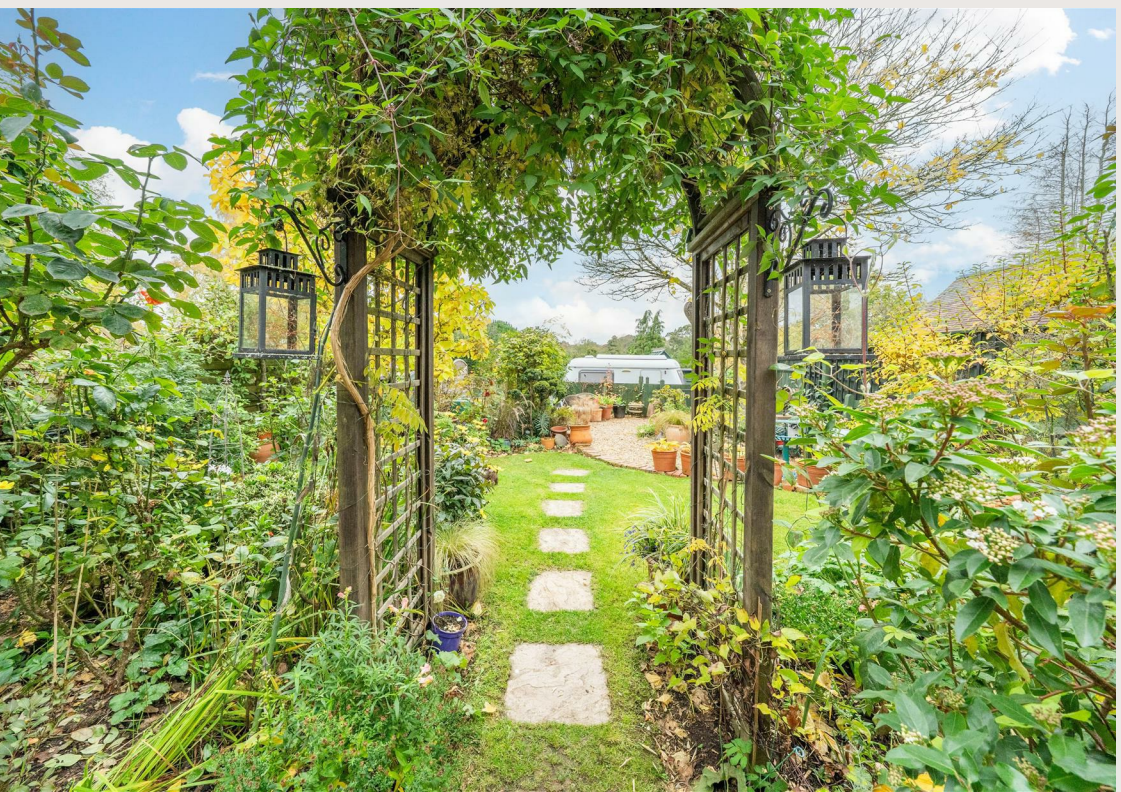














3 Phillips Acre
Yarpole

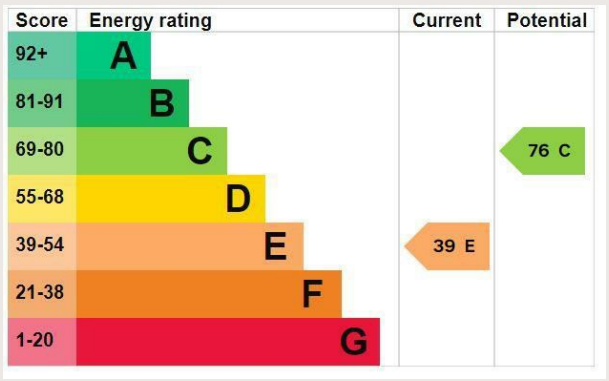
This charming attached Border Oak home located in highly sought after Yarpole is not to be missed. Offering ready to move into accommodation and spacious throughout, this is a property which must be viewed without delay in order to appreciate the opportunity on offer. Within walking distance of all of the amenities that Yarpole has to offer, this highly attractive property is ideal for those buyers seeking village life. Beautiful gardens, garage and parking. Super opportunity to purchase in this very well-regarded village.

- BORDER OAK HOME
- SOUGHT-AFTER VILLAGE LOCATION
- CLOSE TO VILLAGE AMENITIES
- READY TO MOVE INTO ACCOMMODATION
- GARAGE & PARKING
- BEAUTIFUL GARDENS

Please note that the dimensions stated are taken from internal wall to internal wall.



<u>Material Information</u>
Price £425,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: E (39)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
This attractive home offers the following accommodation: Entrance Hallway. Living Room with patio doors leading to the rear garden, Dining Kitchen and a downstairs WC. To the first floor there are three Bedrooms, one with en suite and there is also a Family Bathroom. There are pleasant gardens to both the front and rear as well as a single garege.

Property Description
Entry into a spacious and pleasant hallway with vaulted ceiling and useful WC off. To the left is a generous Living Room with a feature fireplace housing a wood-burning stove, ideal for those cosy Winter evenings. The Living room also has french doors, which lead out into the beautiful and tranquil garden space, with raised beds and pretty borders. Off this room and also the Hallway is the well-equipped Dining Kitchen fitted with a matching range of eye and base level units with worktop space over, built-in NEFF double oven and hob, integral washing machine and tumble dryer and space for a fridge/freezer and. To the first floor there are three good-sized Bedrooms, one with en suite Shower Room benefitting from a large Shower enclosure, wc and wash hand basin. The Family Bathroom features a Bath, basin wc and airing cupboard which houses the immersion heater and has plenty of storage.

Garden, Garage & Parking
The beautiful gardens are a real feature of this characterful home and provide space for those buyers who enjoy the outdoor life, whether through growing crops in the raised beds, tending to the various plants and shrubs or just sitting and relaxing whilst looking out across the surrounding countryside. There is a garden shed at the bottom of the garden which is great for your lawn mower and gardening tools and has power connected. There is parking to the rear of the property for two vehicles along with a useful single garage which has power and lighting and space to park outside.

Services
Electric heating, mains electricity, drainage and water.
Herefordshire Council Tax Band E
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 21 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
3 Phillips Acre is set in the heart of the popular village of Yarpole. The 13th Century St Leonard's Church incorporates a community owned shop, post office with banking facilities, concerts and exhibitions as well as a cafe, giving the village a thriving community hub. The local Public House, The Bell at Yarpole, is also community owned and hosts a very successful 'Quiz Night'. The National Trust owned Croft Castle and Bircher Common are set on the fringe of the village offering fantastic walking and visitor opportunities. The Market Towns of Leominster and Ludlow are close by to offer further amenities together with a train station. The larger Cathedral City of Hereford is located a little further to the South.

What3words
What3words:///immune.edge.loosed

Agent's note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole, Phillips Acre can be located set back off Green Lane.



