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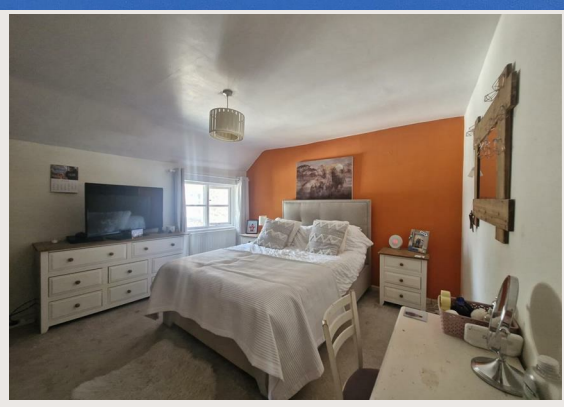
Tasman Cottage, Madley, Herefordshire, HR2 9LU

Offers Over £240,000

















Tasman Cottage, Madley Herefordshire

This well presented Grade II Listed Black and White Cottage with plenty of period charm is located in the popular rural village of Madley. The charming spacious cottage comprising of Entrance hallway, Living/dining room with inglenook fireplace, newly fitted kitchen, Two Double bedrooms and Family bathroom and enjoys the benefit from having Gas Central Heating and Double glazing.

- Charaterful Grade II listed Cottage
- Spacious dual aspect Living/Dining Room
- Inglenook fireplace with woodburner
- Newly Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garden, Outbuildings and Parking
- Double Glazed & Gas Central Heating

Material Information
Offers Over £240,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: D (65)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

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



Total area: approx. 93.6 sq. metres (1007.4 sq. feet)

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.

Dimensions
Living/Dining Room 19' 07" x 18'10"
Kitchen 9'08" x 8'07"
Bedroom 1 12' 10" x 12'01"
Bedroom 2 13'03" x 11'09"
Bathroom 9'05" x 8'0"

Property Description
Step through the part-glazed wooden entrance door into a welcoming hallway, which provides access to a spacious dual-aspect living and dining room. This characterful space features exposed beams and an impressive inglenook fireplace with an inset wood burner, creating a warm and inviting atmosphere. Double-glazed wooden windows to both the front and rear allow for plenty of natural light.
The kitchen, overlooking the rear, is fitted with a range of modern grey base and wall units with worktops over. There is space for a washing machine, dishwasher, fridge, and oven, along with a fitted hob and partially tiled white walls.

Stairs lead to the first-floor landing, offering ample space for a reading nook or home working area, complemented by two built-in cupboards and exposed beams double glazed window to the rear.
Bedroom One is a generously sized double room with a double-glazed wooden window to the front, while Bedroom Two is also a comfortable double with a window overlooking the front.
The family bathroom features a double-glazed wooden window to the rear and is fitted with a white suite comprising a bath with shower over and glass screen, WC, and wash hand basin, along with a useful fitted shelving unit.

Garden & Parking
The property is approached via a driveway which provides off road parking and access to the garden is through a wooden gate, the pathway leading to a patio and lawned area with a raised flower bed. having a brick built Outbuilding with Electric and light 17'10" x 7'01"

Services
All mains connected

Location
Madley is located west of Hereford City and is well served by regular public transport as well as local amenities including Village Stores, Post Office, hairdressers, excellent Primary School with Pre School, tennis club, golf club, village hall and church. The village is surrounded by farmland and nestles approximately two miles away from the banks of The River Wye and is an excellent walking and hiking area as the famous Golden Valley is only a few miles further west. The sought after market town of Hay on Wye plus the villages of Peterchurch, Kingstone and Clehonger are all nearby.

Broadband
Broadband Download Upload Availability
Standard 18MBPS 1MBPS Good
Superfast 76MBPS 18MBPS Good
Ultrafast 1800MBPS 220MBPS Good

Networks in your area - Three

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money laundering Regulations
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
Proceed South out of Hereford City on A465, Abergavenny Road, turning right signposted B4349 to Clehonger. Follow the signs to Madley and on entering the village, pass the war memorial and just after the public house turn left. Pass the shop on your right hand side and almost immediately take the right hand turn signposted for Pennyplock and Rosemary Lane. Take the first left hand lane, the first left up an unmarked drive/lane. Take the first left hand drive and the



