KIMBERLEY'S
SALES & LETTINGS







Pentag, Yatton, Ross-On-Wye HR9 7RA

Guide Price: £200,000

Fantastic opportunity to purchase this renovation project or building plot in a sought-after, quiet location. Requiring full renovation and underpinning the Two Bedroom Detached Bungalow offers a good sized plot with potential to be a building plot subject to planning permission being approved. Offering lovely countryside outlooks, off road parking and detached timber double garage this is a great opportunity to develop and build your dream home.

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Guide Price: £200,000 FREEHOLD.



We are delighted to offer “For Sale” this Two Bedroom Detached Bungalow set within a sought after, quiet location. Requiring total renovation and underpinning due to substantial subsidence the current square footage of the property is 550sq.ft.

However for those seeking a quiet location this property does offer the opportunity for a building plot to create their dream home subject to planning permission being obtained.

Yatton is within 6 miles of Ross-On-Wye, 8 miles of Ledbury and 11 miles of Hereford. Ledbury offers a good range of traditional shops plus Supermarkets and recreational facilities to include Swimming Baths (with Gym), Theatre, and Library etc. and for those who need to commute Ledbury has a Main Line Railway Station. Additionally Junction 2 of the M50 Motorway is approximately 7.9 miles distant at Redmarley D’Abitot.

To aid your understanding & appreciation these details incorporate **“Layout Sketch Plans”.**

Property Description

(all dimensions stated are approximate)

ENTRANCE Via canopy porch with outside light and part glazed door leads to the:

ENTRANCE HALL 11’7’’max. x 2’11’’ Having ceiling light point, two smoke detectors, loft hatch and doors lead to the following rooms:

LOUNGE 11' 0"max. x 10'0’’max. Having a front aspect glazed window, chimney breast with scope for a log burner, power points and ceiling light point.

KITCHEN 8' 11" x 7' 5" Having a side aspect glazed window and glazed door to Porch. Having fitted base and wall units, stainless steel sink, fitted AGA, power points, ceiling light point and door to the:

REAR PORCH 7' 8" x 5'3’’ Having front, rear and side aspect glazed windows, rear door to rear Garden, power points and ceiling light point.

BEDROOM ONE 11' 0"max. x 10'0’’max. Having a front aspect glazed window, chimney breast, power points and ceiling light point.

BEDROOM TWO 11' 0"max. x 10'0’’max. Having a side aspect glazed window, power points and ceiling light point.

BATHROOM 8' 6"max. x 5' 5”max. Having two rear aspect glazed obscure windows and being fitted with a Bathroom suite comprising; low level closed coupled W.C, wash hand basin inset to vanity unit and a panelled sided bath, ceiling light point and **Airing Cupboard** housing the hot water cylinder.

OUTSIDE / GARDEN AREAS

FORE GARDEN: Driveway providing off road parking and access to the: **Double Garage 17’7’’ x 16’9’’** with power & lighting within.

GARDEN with mature trees and shrubbery. Hedging to boundaries and outlooks to Marcle Ridge.

VIEWING Strictly via KIMBERLEY'S Estate Agents. TEL: (01531) 635151

TENURE We understand the tenure to be FREEHOLD All prospective purchasers must verify all details relating to the tenure and deeds of this, or any other property via their Solicitors.

SERVICES Mains Electricity, Water via well in neighbouring properties grounds & private Drainage

TELEPHONE LINE Subject to B.T. regulations.



REGULATORY NOTES: Successful offeror/s are required to pay for anti money laundering checks conducted by a 3rd party (credas) these are charged at £30 excluding VAT per applicant. They will also be required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

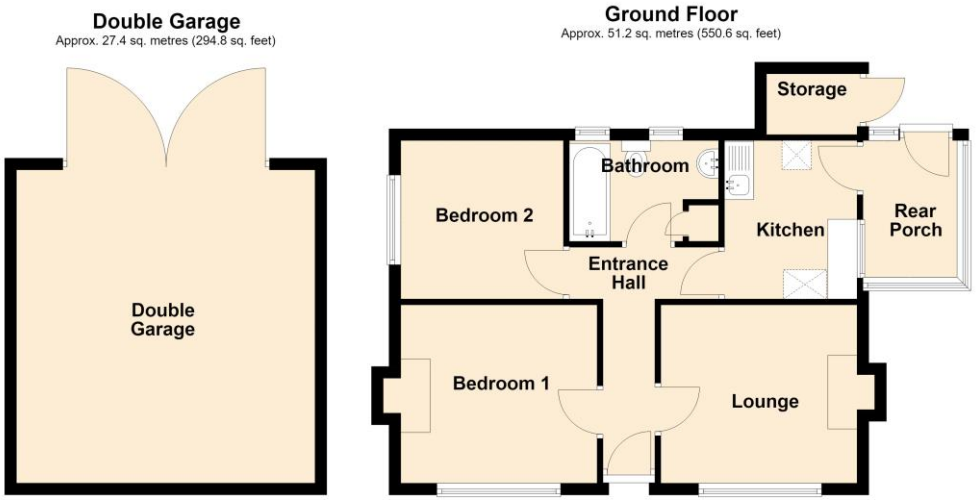


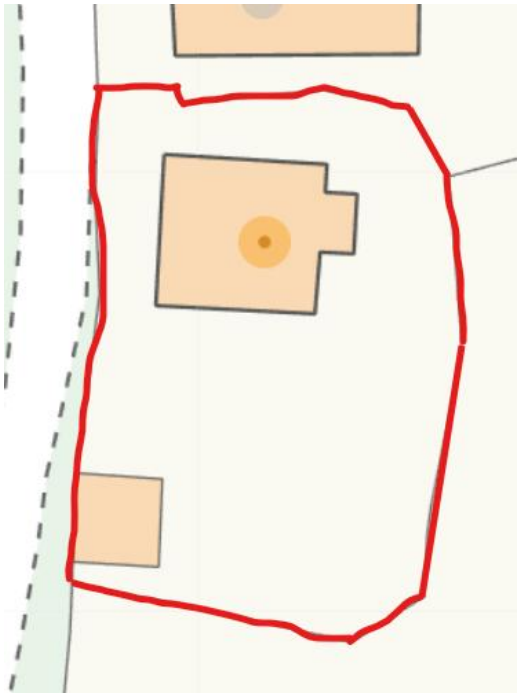






FLOOR PLAN & SITE PLAN FOR ILLUSTRATION ONLY





Total area: approx. 78.5 sq. metres (845.4 sq. feet)





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