



6 Oak Tree Drive
Leominster, HR6 8HQ

Price
£235,000

COBB
AMOS

6 Oak Tree Drive

Leominster
HR6 8HQ

A brand new three bedroom, one ensuite detached house on an exclusive development within a mature residential area of Leominster. All properties benefit from light and spacious accommodation, quality fixtures and fittings, driveway parking and generous size gardens.

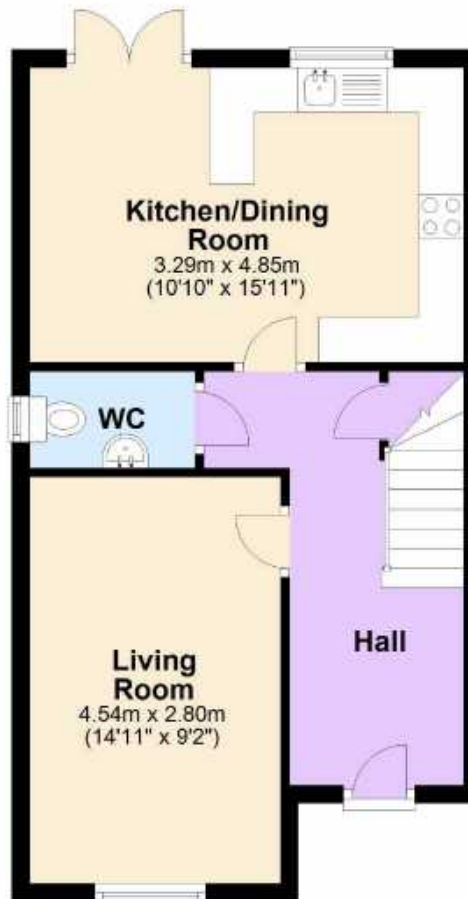
- Detached house
- Brand new build
- Three bedrooms, one ensuite
- Fitted Symphony Kitchen with integrated appliances
- Driveway parking
- Popular residential area

Directions

Proceed north on the Leominster Bypass (A49) and at the roundabout take the first exit onto Mill St/A44. At the next roundabout take the first exit onto Bridge Street/Mill Street/A44. Continue into Leominster, at the crossroads turn right onto Bargates/A44, then left onto Westfield Walk. After a short distance turn right onto Westcroft and the development is signposted at the end of this road.

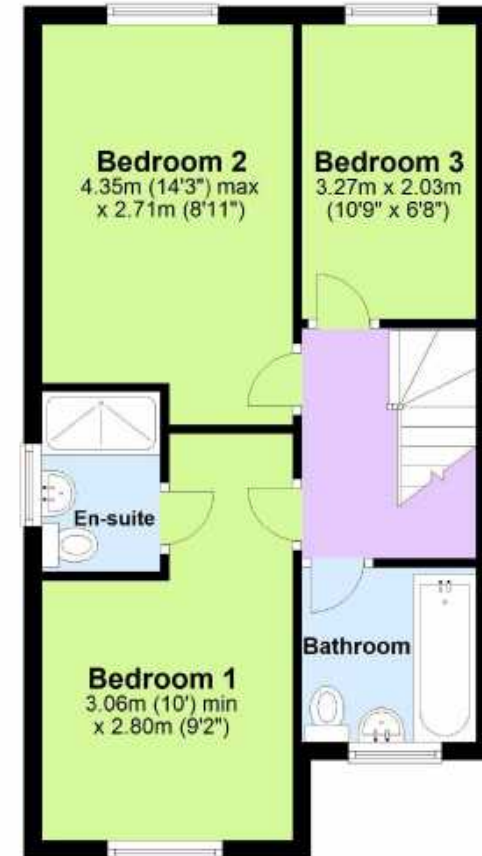
Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

Introduction

Cobb Amos and Harper New Homes are delighted to offer for sale an exclusive development within a mature residential area of Leominster. There are 21 dwellings being offered for sale comprising of 3 and 4 bedroom detached houses and bungalows. All properties are to a bespoke specification hand-picked by our Development Team and benefit from light and spacious accommodation and quality fixtures and fittings. The properties benefit from driveway parking and also generous sized, turfed gardens.

Location

Out of all the Herefordshire market towns of Bromyard, Ledbury, Ross-on-Wye and Kington, Leominster is best known for its medieval black and white buildings and antique shops and there's plenty more to keep you occupied in a quintessentially English town in the north of Herefordshire. Leominster is a popular market town which boasts a wealth of local shops, a weekly open-air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Help to Buy

The properties are eligible for the Help to Buy scheme.

Building warranty

The properties are covered by a 10 year warranty with Premier Guarantee.

Services

All mains services will be connected to include gas heating.

Agent's note

Please note that the photographs currently used reflect the Show Home, Plot 7, the layout and fixtures and fittings will differ between each property.

Please note that there will be a management company in place which will own and maintain a small number of communal areas and the purchaser will be liable to contribute towards the expenditure of the management company. The cost is to be confirmed but we anticipate it will be in the region of £125 - £150 per year.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

Awaiting Energy
Performance
Certificate





**COBB
AMOS**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.
* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

For viewings or
more information
please contact

01568 610 310 opt 1
www.cobbamos.com
leominster@cobbamos.com