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5 Devereux Close, Tupsley, Hereford, HR1 1QR

'Set in an established private cul-de-sac, off Whittern Way, within the Tupsley district, East of the City Centre, a four bedroom semi detached home with additional living accommodation, central heating and double glazing'

£340,000 (Freehold)

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LOCATION

Devereux Close is a mature residential cul-de-sac set, in the Tupsley district, about 1½ miles north east of central Hereford. In the locality there are educational establishments for which the area is sought, Hereford's higher educational establishments are within easy reach, there are local amenities available and the property offers easy access to The Lugg Meadows which can be enjoyed for their amenity value. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

5 Devereux Close is a mature semi detached home which has the benefit of an extension at the side which increases the level of both ground and first floor accommodation. The house has a gas fired central heating system, it is double glazed and in more detail, this family home, with a private rear garden comprises:

ON THE GROUND FLOOR:

Entrance Porch

2.77m (9'1) x .61m (2'0)

With double glazed windows and door with double glazed leaded panels to:

Reception Hall

3.61m (11'10) x 1.96m (6'5)

Stairway to first floor, radiator, door to understair cupboard and with a door with glazed upper panels to the kitchen and multi panel doors to the family living room and:



The Sitting Room

4.29m (14'1) x 3.81m (12'6)

With a double glazed window to the front with venetian blind, wall light points, radiator, moulded fire surround with marble inset and living flame fire with back boiler providing central heating and domestic hot water. A 5' wide opening then leads through to:

The Dining Room

3.33m (10'11) x 2.95m (9'8)

With a pair of double glazed French doors opening to and overlooking the rear garden with adjacent double glazed windows. Radiator and hatch from kitchen.

The Family Living Room

6.58m (21'7) (maximum) x 3.73m (12'3) (maximum) (8'5 average)

This room is approximately triangular in plan and has a double glazed window to the front, double glazed sliding patio door opening to and overlooking the rear garden, two radiators, wood laminate flooring and with doors to the garage and door to:



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The Cloakroom

1.55m (5'1) x 1.09m (3'7)

With a double glazed window, low level wc and wall hung wash basin. Casement door to:

The Kitchen

2.97m (9'9) x 2.84m (9'4)

With wood grain effect fronted base cupboard and drawer units with roll edged working surfaces over, waterproof walling and matching eye level cabinets including two glass fronted units. Housing with double electric oven, 1½ bowl stainless steel sink unit with drainer and mixer tap, five ring gas hob with stainless steel splash back and cooker hood over and recess in which is housed the upright fridge freezer. Double glazed window to rear and radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft storage space and with doors to:

Bedroom 1

3.68m (12'1) (average) x 4.65m (15'3) (average)

This room is irregular in plan and has double glazed windows to the front and rear. Vanity wash basin and radiator.

Bedroom 2

3.4m (11'2) x 2.95m (9'8) (11'10 to rear of wardrobes)

With a double glazed window to the front, three sliding doors to a recessed wardrobe area with cabinets over, door recess, door to airing cupboard with insulated hot water cylinder. and radiator.



Bedroom 3

3.78m (12'5) x 2.97m (9'9)

With a double glazed window to the rear. Radiator.

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Bedroom 4

2.62m (8'7) x 2.49m (8'2) (maximum including head of stairs)

With a double glazed window to the front, radiator and a built-in overstairs shelf unit.



Bathroom

2.46m (8'1) x 1.65m (5'5)

With tiled walls and white suite comprising bath with central mixer tap and electric shower over, pedestal wash basin with Quartz surround and mixer tap together with low level wc. Quartz sill and shelf, high level glass fronted cabinet, radiator and mosaic effect tiled floor.



OUTSIDE:

The property has the benefit of a two car width tarmac driveway which leads to the GARAGE (19'2 x 8'1) with up and over door to the front, electric light and power points with personnel door to the rear.

At the front of the property there is a rectangular garden area with hedge surround. At the rear there is a garden area which averages approximately 50' wide and comprises a deep patio with lawn beyond and a dwarf wall with shrubs over. The rear garden enjoys a good degree of privacy by being enclosed by evergreen hedging and timber fencing.

COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

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DIRECTIONAL NOTE

From central Hereford proceed for the length of St Owen Street and follow through into Ledbury Road. Continue to the outskirts of the City and then take the left hand turn into Whittern Way. Turn left into Devereux Close and the property will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

7th December 2024

ID23164

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60