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### **16 St. David's Rise, Little Dewchurch, Hereford, HR2 6PL**

*Situated to the south of Hereford city in the popular village location of Little Dewchurch, a well presented, extended three bedroom semi detached family home with oil central heating, double glazing and enclosed rear garden.*

**£280,000 (Freehold)**

**Residential Sales and Lettings**



## 16 St. David's Rise, Little Dewchurch, Hereford, HR2 6PL

### LOCATION

The property is located to the south of Hereford in the popular village location of Little Dewchurch. In the village is a public house and primary school. Hereford as a whole offers a wide of range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented extended three bedroom semi detached family home with oil central heating, double glazing and enclosed rear garden. The accommodation comprises entrance hall, dining room, sitting room, kitchen/dining room, utility, downstairs cloakroom, first floor landing with access to three bedrooms and family shower room. In more detail the accommodation comprises;

#### ON THE GROUND FLOOR:

UPVC entrance door giving access to the;

#### Entrance Hall

With stairs to the first floor with under stairs drawer units, panelled radiator, wooden flooring, smoke alarm and door to the dining room, cloakroom and kitchen/diner.

#### Cloakroom

With low flush WC, pedestal mounted wash hand basin, tiled splashback, heated towel rail, extractor fan and tiled flooring.

#### Dining Room

3.94m (12'11) (maximum) x 2.64m (8'8) (excluding bay)

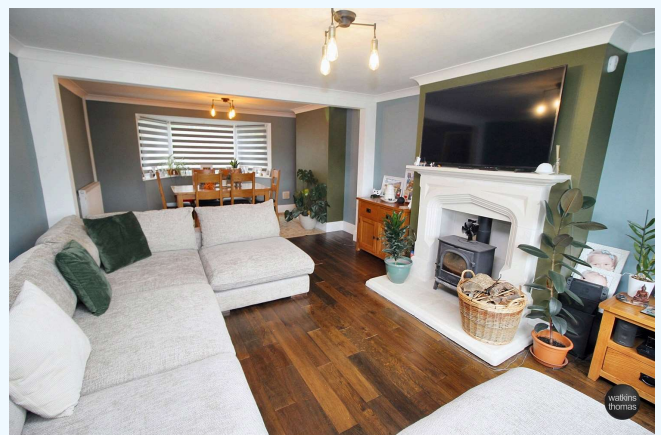
With front aspect double glazed bay window, panelled radiator, wooden flooring, coved ceiling and access to the;



#### Sitting Room

3.94m (12'11) (maximum) x 4.19m (13'9)

With rear aspect double glazed window, wood burning stove with decorative surround, panelled radiator, coved ceiling and wooden flooring.



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### Kitchen/Dining Room

6.12m (20'1") x 3.35m (11')

With front aspect double glazed window, a range of units comprising sink drainer unit with bamboo work surfaces, splashback, base units under with matching wall units. Integrated electric Bosch oven, integrated microwave, integrated electric hob with cooker hood over and integrated Bosch dishwasher. Space for upright fridge freezer, space for dining table, access hatch to loft space, panelled radiator, laminated flooring, TV point, door to the utility and double glazed french doors giving access to the rear garden.



### Utility

1.88m (6'2") x 1.65m (5'5")

With plumbing and space for washing machine, space for tumble dryer on top of the washing machine, oil central heating boiler and tiled flooring.

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space which is insulated and boarded. Smoke alarm and doors to bedrooms and bathroom.

#### Bedroom 1

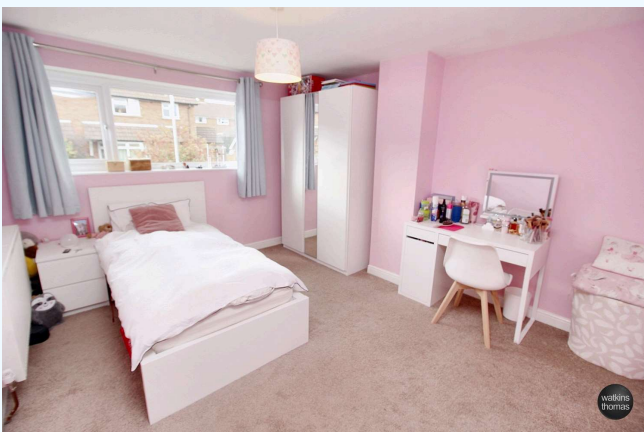
3.86m (12'8") x 3.3m (10'10")

With front aspect double glazed window and panelled radiator.

#### Bedroom 2

3.25m (10'8") (to the wardrobe) x 3.02m (9'11")

With rear aspect double glazed window with a view across the Herefordshire countryside, built in wardrobe with sliding mirrored doors and panelled radiator.





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### Bedroom 3

2.64m (8'8) x 2.57m (8'5)

With front aspect double glazed window and panelled radiator.

### Shower Room

With rear aspect double glazed window with shower cubicle and glass shower screen with rainwater shower head, low flush WC, vanity wash hand basin and fully tiled wall surround. Inset spotlights, extractor fan and tiled flooring.



### OUTSIDE:

To the front of the property is a lawned garden with shrub borders enclosed by hedging and a hard standing block paved area with EV charging point, a path giving access to the front door and a side access path giving access to the rear garden. To the immediate rear of the property is a block paved patio giving access to a large storage shed. The main garden is laid to lawn and is enclosed by fencing and hedging to provide a degree of privacy with views across Herefordshire countryside.



### COUNCIL TAX BAND B

Made payable to Herefordshire Council.

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### **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, water and drainage services are connected to the property. Central heating is provided by oil. 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.

### **DIRECTIONAL NOTE**

Proceed out of Hereford along the Ross Road. On reaching the traffic lights, turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the third exit onto Hoarwithy Road. Continue along Hoarwithy Road and follow out of Hereford until reaching the village of Little Dewchurch. On reaching the village of Little Dewchurch, take the first turning on the right hand side and then first left into St David's Rise. Follow the road to the 'T' junction and turn left where the property is located in the cul de sac position.

### **FOR FURTHER INFORMATION**

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

**ID / 10 October 2025**

ID41692

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## 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.

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

