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24 Tavistock Drive, Belmont, Hereford, HR2 7XN

Situated to the south of Hereford city in the popular Belmont district, a three bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden.

£270,000 (Freehold)

Residential Sales and Lettings

24 Tavistock Drive, Belmont, Hereford, HR2 7XN

LOCATION

The property is located to the south of Hereford in the popular Belmont district. In the area are a range of amenities, including Tesco supermarket, petrol station, library, doctor's surgery and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leading to the;

Entrance Hall

With laminated flooring, door to the cloakroom and sitting room.

Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin, tiled splashback, panelled radiator and tiled flooring.

Sitting Room

4.52m (14'10) (maximum) x 4.47m (14'8) (maximum)

With front aspect double glazed window, TV point, panelled radiator, electric fire with decorative surround, stairs to the first floor, laminated flooring and door to the kitchen/dining room.



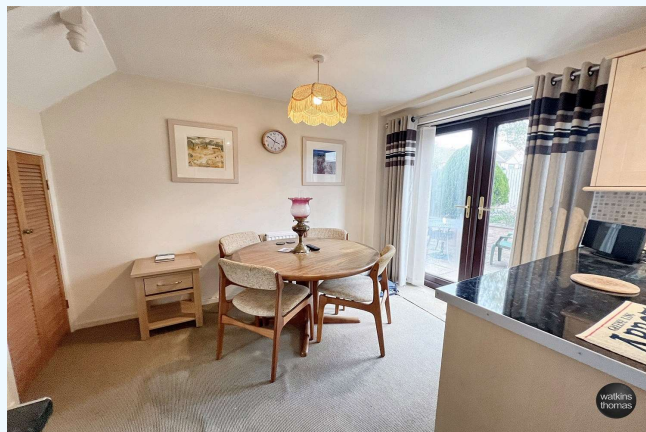
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Kitchen/Dining Room

3.07m (10'1) x 4.5m (14'9)

Dining area with panelled radiator, under stair storage cupboard, double glazed french doors giving access to the garden.

Kitchen with rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashback, base units under with matching wall units. Space for cooker with cooker hood over, space for fridge, wall mounted gas central heating boiler and tiled flooring.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, airing cupboard and doors to bedrooms and shower room.

Bedroom 1

4.29m (14'1) x 2.46m (8'1)

With front aspect double glazed window, panelled radiator and built in wardrobes.

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Bedroom 2

2.84m (9'4) (to the wardrobe) x 2.46m (8'1) (plus door recess)

With rear aspect double glazed window, two built in double wardrobes and panelled radiator.



Bedroom 3

2.82m (9'3) x 1.96m (6'5)

With front aspect double glazed window, panelled radiator, storage cupboard and laminated flooring.

Shower Room

With rear aspect double glazed window and suite comprising shower cubicle with electric shower, partially tiled wall surround, low flush WC, vanity wash hand basin, heated towel rail, light with shaver point and tiled flooring.



OUTSIDE:

To the front of the property is a lawned garden with block paved driveway giving access to the garage.

Garage

5.18m (17') x 2.64m (8'8)

With up and over door, power and lighting and glazed door giving access to the rear garden.

Garden

The side access pathway and gate give access to the rear garden, where there is a patio with steps leading to the main garden which is laid to lawn with shrub borders. There is a further circular patio and the garden is enclosed by fencing to provide a degree of privacy and also has the added benefit of an outside tap and light.

COUNCIL TAX BAND C

Made 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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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 .

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the fourth exit and continue to the mini roundabout taking the second exit. Take the second turning on the right hand side into Whitefriars Road and first left into Tavistock Drive where the property is located on the right hand side.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

30th October 2025

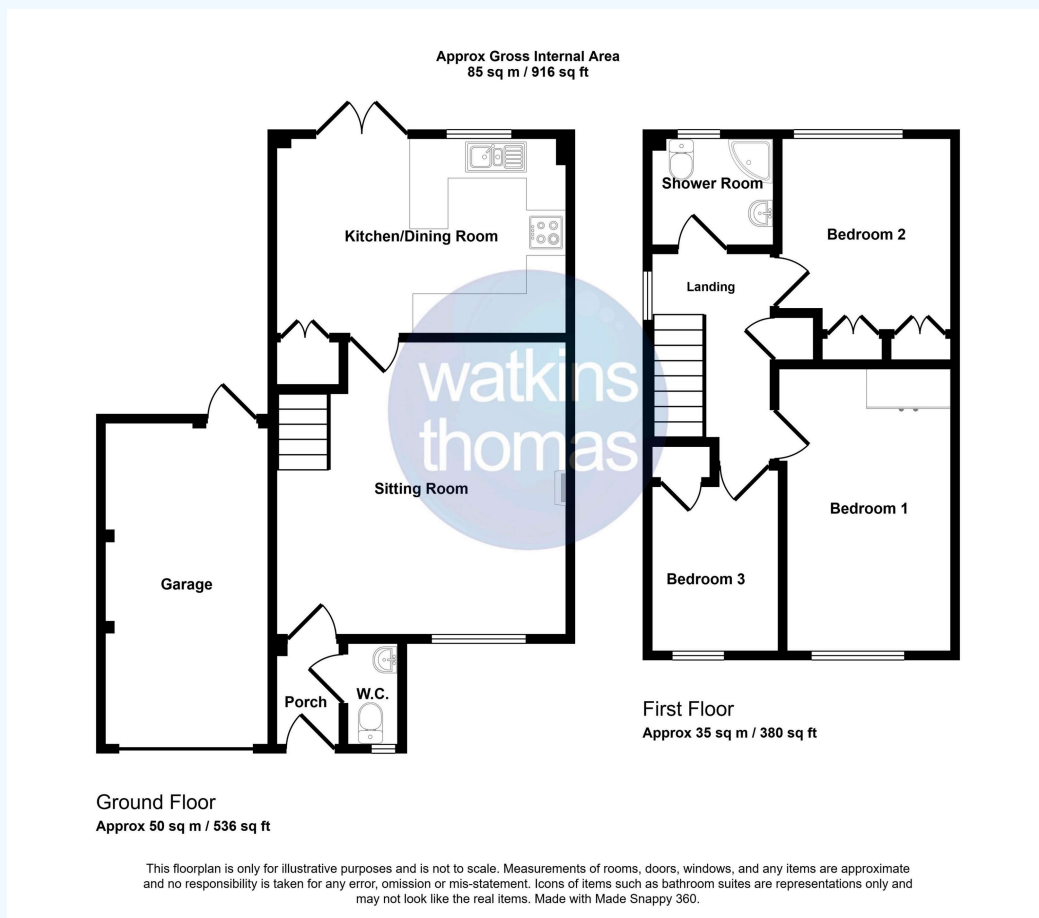
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ENERGY PERFORMANCE CERTIFICATE

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.



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