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27 Pyon Close, Canon Pyon, Herefordshire, HR4 8QA

Located in the well served village of Canon Pyon which is set about five miles north of the Cathedral City of Hereford a very well proportioned detached three bedroom home

£335,000 (Freehold)

Residential Sales and Lettings

27 Pyon Close, Canon Pyon, Herefordshire, HR4 8QA

LOCATION

Canon Pyon is a village community located about five miles north of the Cathedral City of Hereford. The village offers a range of amenities including a primary school, well stocked village shop, public house and community hall. The village is set in glorious countryside. Hereford is within easy reach and offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

27 Pyon Close was built approximately five years ago, it is of exceptional proportions and immaculately presented. A gas fired central heating system is installed, with under floor heating on the ground floor and radiators on the first floor, windows are double glazed and to emphasise the point the room sizes throughout are beyond those which one has come to generally expect. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Pillared Entrance Porch

2.67m (8'9) x .91m (3'0)

With light and having a composite door with double glazed window light, adjacent tall double glazed unit and opening to:

Reception Hall

4.83m (15'10) x 2.21m (7'3) (with stairway off)

With attractively wooden doors with stainless steel handles to the sitting room, door with glazed panel to the kitchen/dining room, underfloor heating, wood grain effect flooring and with a matching door to:

The Cloakroom

1.68m (5'6) x .81m (2'8)

With wc, corner wash basin with tiles over and mixer tap. Double glazed window, extractor unit and wood grain effect flooring.



The Sitting Room

5.87m (19'3) x 3.96m (13')

With a double glazed window with vertical blind overlooking the front garden, television point, underfloor heating and with a five foot wide opening to the:



Splendid Kitchen Dining Room

6.35m (20'10) x 3.91m (12'10)

With two double glazed windows with vertical blinds to the rear with a double glazed door to the side and a pair of double glazed French doors with vertical blinds to the side patio area. Underfloor heating, wood grain effect flooring and a beautifully appointed kitchen area with base cupboards with working surfaces over and upstand together with eye level cabinets. Built-in fridge and freezer units, built-in double Zanussi oven, concealed washing machine and space for dishwasher together with a four ring Zanussi gas hob with splash back and cooker hood over. There is also a feature island which is approximately 7' long by 3' wide and has built-in cupboards and drawer units and breakfast area. There is also a concealed wall mounted gas fired boiler which provides central heating and domestic hot water.

27 Pyon Close, Canon Pyon, Herefordshire, HR4 8QA



ON THE FIRST FLOOR:

Generous Landing

3.35m (11'0) x 2.26m (7'5) (plus recess)

With stairwell, double glazed window to the side with vertical blinds, access hatch to loft space, radiator and heating control panel. There are attractive wood grain doors with stainless steel handles to the bedrooms, bathroom and cylinder cupboard with control clock.



27 Pyon Close, Canon Pyon, Herefordshire, HR4 8QA

Bedroom 1

4.32m (14'2) x 3.33m (10'11) (plus door recess)

With a double glazed window to the front with vertical blind, radiator and door to:

The En-Suite Shower Room

2.79m (9'2) x 1.3m (4'3)

With a tiled shower cubicle with thermostatically controlled shower with two shower heads and screen door, with vanity unit incorporating the low level wc and wash basin with mixer tap. Part tiled surrounds, extractor unit, ladder radiator and wood grain effect flooring.



Bedroom 2

4.45m (14'7) x 3.35m (11')

With a double glazed window to the rear with a vertical blind and radiator. Built-in wardrobe cupboards with sliding doors and curved corner door.

Bathroom

2.79m (9'2) x 2.08m (6'10)

With a shower end bath with thermostatically controlled twin headed shower unit, mixer tap and tiled surrounds. Low level wc and vanity wash basin with mixer tap and cupboards below and tiled surrounds. Extractor unit, double glazed window with vertical blind, shaver point, ladder radiator and wood grain effect flooring.



27 Pyon Close, Canon Pyon, Herefordshire, HR4 8QA

Bedroom 3

3.23m (10'7) x 2.82m (9'3)

With a double glazed window to the rear with vertical blind and radiator.



OUTSIDE:

Parking/Driveway

To the rear of the property there is a 21' x 27' double width and double length car parking/driveway area. To the right of this area there is a stone border set within a curved brick wall with piers and timberwork over.

The Garden Area

The property has a pedestrian gateway from the village road to the front in a lap timber fence to a paving stone pathway which leads to the front door and continues across the front and to each side of the residence providing access to the rear. To the left of the front pathway there is a deep stone border part within a brick wall, part having piers with timberwork over. To the front of the property there is a lawn garden area which is approximately 50' long by 14' wide set behind a lap fence. To the right of the residence (looking from the road) there is a triangular private garden area which is approximately 35' long by 19' wide (average) and is stone with part laid to an irregular size paving stone/patio area. There is also a useful timber garden store (10' x 8' approximately).



Agent's Note

There is an electric car charging point.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. The property has the benefit of a Calor Gas heating system which is provided from a metered shared storage facility. 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.

COUNCIL TAX BAND D

VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed west into Eign Street, follow through into Whitecross Road and at the roundabout take the third exit into Three Elms Road. Proceed to the traffic lights on the outskirts of the city and continue over in the direction of Canon Pyon. In Canon Pyon proceed past the shop, over the small crossroads and then take the left hand turn into Pyon Close where Number 27 is the first property on the right hand side with vehicular access at the rear.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Mr 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 or www.onthemarket.com.

9th June 2023

ID27001

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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.

Energy performance certificate (EPC)

27, Pyon Close Canon Pyon HEREFORD HR4 8QA	Energy rating C	Valid until: 27 August 2028 Certificate number: 2188-0037-7358-5498-8974
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Property type: Detached house

Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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

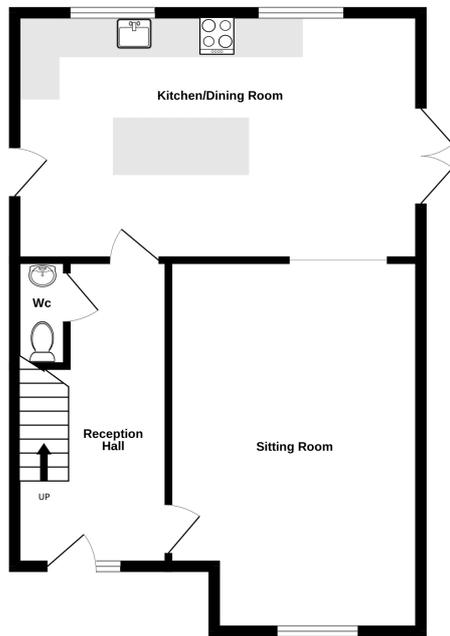
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

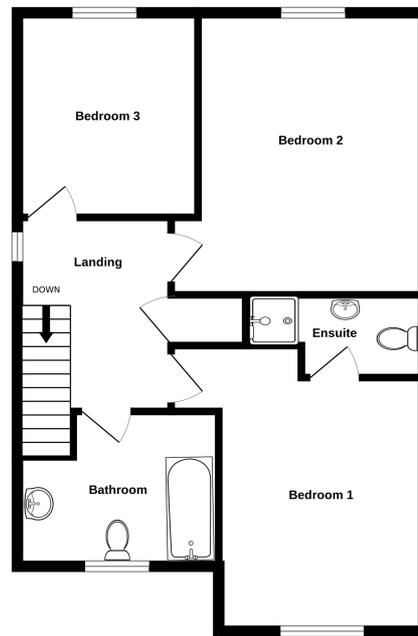
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
634 sq.ft. (58.9 sq.m.) approx.



1st Floor
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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