



**THE BRICK COTTAGE, THE BAGE,
DORSTONE, HEREFORD, HR3 5SU**

- **Residential investment
Subject to a Regulated Tenancy**
- **Current Rent - £59 per week (£251.33 pcm)
Registered June 2008**
- **Tenant Profile:
Couple aged 50-55 years together with
two teenage children also resident**

Location:

Dorstone is situated in the Wye Valley, some 6 miles east of Hay-on-Wye, and some 15 miles west of Hereford. Dorstone is surrounded by some of the finest countryside in the country and the immediate area has become internationally-known as a result of the annual Hay-on-Wye Book Fair. The area is increasingly popular as a residential retreat and location for second homes.

The Property:

Brick Cottage comprises a two-storey detached house of a brick construction under a slate roof, believed to have been built in the 19th Century. The property has an unusual tiled gable end and is generally unmodernised. The property is without central heating and double glazing. The accommodation comprises one Reception Room, Kitchen, Storeroom, 3 Bedrooms and Bathroom/WC. There is a very large garden (0.75 acres estimated) and the property enjoys a delightful outlook over surrounding fields.

Tenure:

The property is offered for sale freehold but subject to the existing protected regulated tenancy of Mr & Mrs E Illingsworth (aged 50-55) and two teenage children.

Viewing:

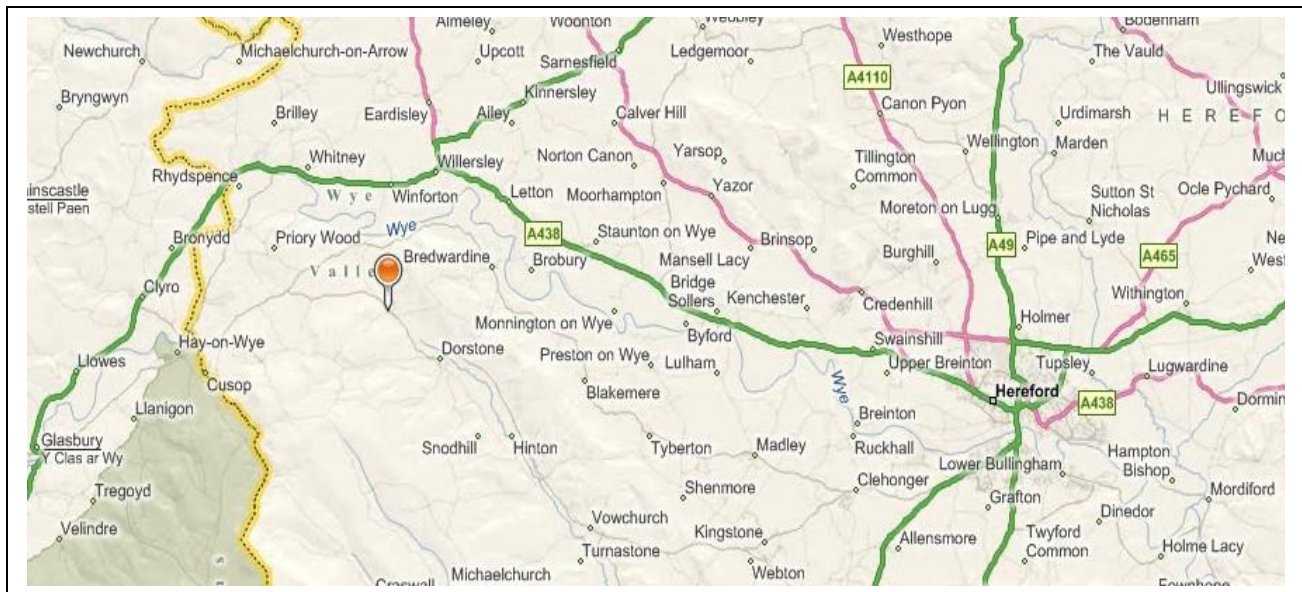
Viewing is strictly by appointment with the agents.

Price:

Offers are invited in the region of £90,000 for the freehold subject to existing tenancy.

Property Misdescriptions Act 1991

Davies & Co have prepared these particulars following a visit to the property. The details contained within are believed to be correct, and reasonable steps have been taken to verify the information. The particulars, however, should only be used as a general guide, not as a representation of warranty as to the accuracy of any statement – written, verbal or visual.



Davies & Co
Victoria House, 31-33 Victoria Street, Kettering, Northants, NN16 0BU
Tel: 01536 524808 Fax: 01536 415095 Email: info@daviesandco.co.uk