



For Rent - Fenhampton, Weobley, Hereford, HR4 8QW



Sunderlands
Residential Rural Commercial



**Fenhampton
Weobley
Hereford
HR4 8QW**

Summary of Features

- Period farmhouse
- Large gardens
- Option of additional barn storage
- Rural location

**£1,750 PCM, exclusive
of all outgoings**

A five bedroom black and white period farmhouse of enormous character and set in large gardens with option of additional barn and storage by separate negotiation.

Description

A substantial five bedroom black and white period farmhouse of enormous character and set in large gardens with option of additional barn and storage by separate negotiation.

Location

Located just outside the village of Weobley at the end of a private stoned drive the property provides views over the Herefordshire countryside. Weobley offers a primary school, church, grocery store, post office, two public houses, café, village hall, and hairdressers. Weobley village is located about 12 miles north west of Hereford City and located about 9 miles from the towns of Leominster and Kington.





Downstairs

The large period oak front door leads to -

Entrance Hallway

Entrance Hallway (est. 6.31m x 3.00m) The spacious 'L' shaped entrance hall with original flag stone flooring.

Reception Room One

(est. 4.33m x 5.22m) Large square room with exposed beams with fire place (not in use) with window to front drive aspect. Door leading to Hallway.

Dining Room

(est. 4.49 x 4.21m) With original flag stone flooring, exposed beams and large window to the front aspect.

Living Room

(est. 5.85m x 4.97m) A large rectangle room with feature fireplace and windows over the front aspect and stable block.

Kitchen

(est. 5.89m x 4.73m) Large farmhouse style kitchen with tiled flooring, cream base and wall units, granite effect work tops, green splash back tile and space for range cooker or similar feature and bread oven.

Utility

(est. 3.4m x 3.09m) A useful space with tiled flooring, light blue base units, wooden work tops and a Belfast sink.

Upstairs

The oak staircase off the entrance hall leads on to -

Master Bedroom

(est. 5.33m x 4.18m) A private corridor giving access to the master bedroom with two large windows and built in wardrobe space.

Bedroom Two

(est. 4.93m x 5.84m) With feature fire place and an en suite bathroom with a white three-piece suite and mira shower over the bath.

Bedroom Three

(est. 3.10m x 4.46m) With wooden floor boards, exposed beams and a unique additional storage area above the porch.

Bedroom Four

(est. 4.43m x 3.01m) With wooden floor boards and feature fire place.

Bedroom Five

(est. 2.70m x 5.09m) With feature half height ceiling and views over the adjoining land

Showeroom

(est. 3.16m x 2.71m)

With white three piece sweet and mira shower.

Bathroom

(est. 2.76m x 2.29m) White three piece suite with pale green splash back tiles and views over the rear garden.

Parking and Gardens

A stoned parking area offers ample parking and the wrap around garden is mostly laid to lawn for easy maintenance.

Services

Mains electricity and water, oil fired central heating and private drainage.

EPC Rating

E

Council Tax Band

F

Rent

£1,750 PCM, exclusive of all outgoings.



Deposit

In addition to the advertised rent and before any tenancy can be entered into there will be additional charges to cover referencing and administration. There will also be a deposit of £2,019, calculated at 5 weeks rent to pay, which will be registered with The Tenancy Deposit Scheme (TDS) under their terms and conditions.

Required Documents

All tenants will be required to provide documentary evidence of proof of residency and identification. For example – utility bill, bank statement, passport or photo driving licence. This is to conform to Anti Money Laundering Regulations.

Application Process

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following: Photo ID (Passport, Driving Licence) Proof of Income (copies of wage slips, Tax returns or accountants reference) Residency ID (Current utility bill with name and home address)

Viewing Arrangements

Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-

<https://www.sunderlands.co.uk/residential/registration> We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

Sunderlands

Ref: Andrew Edwards

Email: a.edwards@sunderlands.co.uk

Mobile: 07825066859

Directions

From Hereford city centre head North towards the Roman Road (A4103). Remain on the A4103 until you reach the Stretton Sugwas round about, here take the third exit on to the A430 towards Credenhill and Yazor. Remain on the A430 for 7 miles before turning right on to the B4230 towards Weobley. After 1.5 miles the property is situated on the left-hand side down a stoned track.





Floor plan produced for identification only. Not to Scale.
Plan produced using PlanUp.

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.