



Belle Vue Bartestree, Hereford, HR1 4BB



Sunderlands
Residential Rural Commercial



**Belle Vue Bartestree
Hereford
HR1 4BB**

Summary of Features

- Popular village location
- Near to both primary and secondary schools
- Good size bedrooms
- Large driveway
- Mains gas and electric

£1,300 Per Month

Location

Bartestree is an attractive and sought after Village having a good range of facilities including Primary School, Child Care Nursery, Bus service to and from Hereford and Ledbury, Village Store, Hairdressers and active Sports Clubs at Bartestree Village Hall Centre.

In the neighbouring Village of Lugwardine, there are further facilities including the popular St Mary's Secondary School and there are excellent road links travelling East on the A438 towards Ledbury and the M50 and North East along the A4103 towards Worcester and the M5.

There are a number of delightful rural footpaths surrounding the Village especially heading towards the River Lugg.

Overview

Ideally located in the popular Bartestree village, the property comprises of 4 bedrooms, toilet, family bathroom, large lounge, dining room, fitted kitchen, cloakroom and driveway for up to two to three cars.

Entrance

Front door with stairway, storage cupboard and doors leading to:

Living room

22'5" x 11'6"

Ornamental fireplace and windows to front and side aspect. Door leading to:

Dining room

10'7" x 9'3"

Windows to side and rear aspect. Door leading to:

Kitchen

Fitted kitchen with fitted base and wall units, fridge, cooker, dishwasher, extractor fan, sink and window to rear aspect. Door leading to inner hallway and hallway.

Inner hallway

Door leading to utility room, rear aspect and garage.

Utility/ cloak room

6'9" x 5'10"

WC, sink, window to side aspect and boiler. Plumbing for a washing machine.

Bedroom 1

11'2" x 8'2"

With window to side aspect. Storage to Eaves. Door leading to:

Toilet

With sink and W.C

Bedroom 2

11'4" x 8'5"

Window to front aspect

Bedroom 3

10'9" x 11'7"

Window to front aspect.

Bedroom 4

9'3" x 7'11"

Window to rear aspect. Cupboard with water tank.

Bathroom

Fitted bathroom with shower cubicle and mixer shower, separate bath, we and sink. Window to rear.

Garage

Door leading from inner hall to rear of the property to the garage. Garage door to rear driveway.

Outside

The property is approached off the cut through road to Whitestone business park left of the junction. Gated driveway and wrap around gardens. Car parking has space up to two/ three cars. Secured by hedge.

Services

Council tax band E. Mains GAS and electric services.

Viewing arrangements

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 Lettings@sunderlands.co.uk

Deposit AND RENT

A deposit of £1500 will be required and registered with the TDS. A rent of £1300 pcm is charged monthly.



Directions

From our Sunderlands Office, Head south-west on Offa St towards East St, Turn left onto East St, Turn left onto St Ethelbert St, Turn left at the 1st cross street onto Cantilupe St, turn right onto St Owen's St, Continue onto Ledbury Rd/A438. Passing the Bartestree village hall and village shops, continue to the cross roads, turn left and the property can be found on your left.

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Sunderlands

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Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.