



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

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St. Marys House Staunton-On-Wye

, Hereford, HR4 7LT

£1,300 Per Month



Located in Staunton-On-Wye to the west of Hereford, a detached 4 bedroom property offering benefits such as double glazing, oil central heating & large gardens.

The property itself comprises of 4 bedrooms, living room, dining room, study, kitchen, WC, bathroom, en-suite & double garage.



Description

Located in Staunton-On-Wye to the west of Hereford, a detached 4 bedroom property offering benefits such as double glazing, oil central heating & large gardens.

The property itself comprises of 4 bedrooms, living room, dining room, study, kitchen, WC, bathroom, en-suite & double garage.

Entrance Hall

With doors leading to:

Living Room

With fireplace, radiator, windows to side aspect & doors to rear garden.

Study

With built in shelving, radiator, storage cupboard & window to rear aspect.

Kitchen

With matching base and head units, sink, radiator, storage cupboard, window & door to rear garden.

Dining Room

With radiator, storage cupboard & window to front aspect.

WC

With WC, sink, radiator & window to front aspect.

Landing

With storage cupboard. Doors leading to:

Bedroom 1

With storage wardrobe, sink unit, radiator and windows to side & rear aspect.

Bedroom 2

With storage wardrobes, radiator and windows to front aspect.

En-Suite

With WC, sink, shower, radiator & window to front aspect.

Bedroom 3

With storage wardrobes, radiator and windows to front aspect.

Bedroom 4

With radiator & window to rear aspect.

Bathroom

With WC, sink, bath with shower over, radiator & window to rear aspect.

Gardens

With attractive shrubbery to the front & rear of the property. Enclosed rear garden laid to lawn.

Double Garage

With space for parking in front.

Agent Note

Please be advised this property will be a 6 month tenancy.

Services

The Tenant(s) will be responsible for payment of water, drainage, oil, electricity and council tax as applicable. Council Tax Band - F.

Rent

Rent is payable monthly in advance on the first day of each calendar month at £1300 pcm.

Deposit

The deposit is calculated as an equivalent of 5 weeks' rent at £1500.00

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

Lettings@sunderlands.co.uk

Reference Procedure

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)

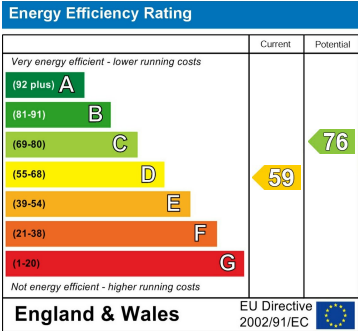
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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