



Archway Cottage, Buckland, Docklow, Leominster, HR6 0RU



Sunderlands
Residential Rural Commercial



**Archway Cottage
Buckland
Docklow
Leominster
HR6 0RU**

Summary of Features

- Recently refurbished
- Rural location
- 2 Reception Rooms
- £75 for Water/Sewage
- Open fireplace
- Parking for up to 2 cars

£980 Per Month

Overview

A recently refurbished 3 bedroom cottage with the benefits of two open fireplaces, oil central heating, newly fitted kitchen and bathroom, newly fitted flooring through and freshly painted. Offering a small enclosed garden, space for up to two cars. Set in a large courtyard on a working farm.

Entrance/Reception room

16'6" x 11'1"

Door leading to reception room with window to front and rear. Open fireplace, doors leading to:

Kitchen breakfast room

16'6" x 11'9"

Newly fitted kitchen with plumbing for a washing machine and space for a fridge freezer, space for an electric cooker and kitchen table. Windows to rear and side aspect.

Lounge/ snug

6'6" x 3'3"

Door from reception room leading to snug. With windows to front and rear aspect. Open fireplace. Doorway to staircase

Stairs to landing

Leading to:

Bedroom 1

11'2" x 15'2"

With pitched ceiling and window to front aspect.

Bathroom

Newly fitted bathroom with bath, overhead mixer shower, sink and radiator. Window to front aspect.

Toilet

w.c and sink. Velux window.

Bedroom 2

16'6" x 10'11"

Window to front aspect walk through with door to:

Bedroom 3

16'6" x 11'11"

Window to side aspect and fitted wardrobes.

Services

Oil central heating, mains electric. Water and sewerage charged at 75 pcm payable along side with the rent. Council tax band C.

Outside

Enclosed low maintenance garden, laid to lawn and gravel area. Parking for up to 2 cars.

Rent and deposit

The rent is charged at £980 pcm. A deposit of £ is required and will be registered with the TDS scheme.

Viewing

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.

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Lettings@sunderlands.co.uk

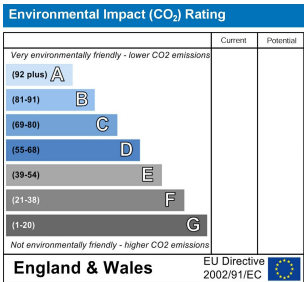
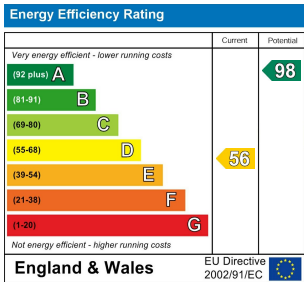
Application

Once the property has been viewed, should you wish to make an application you will be required to complete and return a simple application form to the Agent. After consultation with the Landlords, Sunderlands will then pass your details to our Referencing Company; Goodlord.co.uk. You will then be required to complete an on-line application form and supply the 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 information is to conform to Anti Money Laundering Regulations.



Directions

The property can be found via google maps with the postcode and will take you straight to the property.



Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
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Hay on Wye, Herefordshire HR3 5BU
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Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



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. Sunderland's 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.