The Vicarage Llangrove, Ross-On-Wye, HR9 6EZ

Sunderlands
Residential Rural Commercial

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Summary of Features

- Recently refurbished
- Newly fitted kltchen
- Newly fitted bathroom
- Large family home
- Available until July 2027

£1,100 Per Month

Overview
Set in the lovely village of Llangrove , this recently refurbished 4 bedroom detached house offers 4 generous bedrooms, family bathroom, fitted kitchen with space for appliances, utility room, study, lounge, cloakroom and garage. Available until July 2027. School, public house and village location approximately 30 minutes from Hereford city centre.

Entrance

Study
10'10" x 15'1"
Ample storage and shelves. Window to front aspect

Toilet
W.C and sink. Window to rear aspect

Kitchen
11'8" x 12'8"
Newly fitted kitchen with space for a dishwasher, space for a fridge., space for an electric oven. Window to rear aspect, window to side aspect. Door leading to:

Utility room
14'0" x 6'3"
Fitted cupboards, plumbing for a washing machine, sink and window to side aspect and side door.

Dining room
10'6" x 12'8"
Internal glass window, double UPVC doors to side side aspect

Lounge
12'4" x 16'4"
Electric fireplace with window to front aspect and rear,

Stairs to landing
Understairs storage cupboard, open staircase with window, leading to:

Bedroom 1
12'8" x 10'1"
Fitted double wardrobe and windows to front and rear.

Bedroom 2
12'9" x 10'6"
Fitted wardrobe Window to rear aspect.

Bedroom 3
11'8" x 12'8"
Window to rear and side aspect. Sink and fitted wardrobe.

Bathroom
Newly fitted bathroom with corner cubicle, electric shower, separate bath, sink and w.c. Two windows to rear aspect.

Bedroom 4
10'9" x 10'6"
With windows to front and rear aspect , sink.

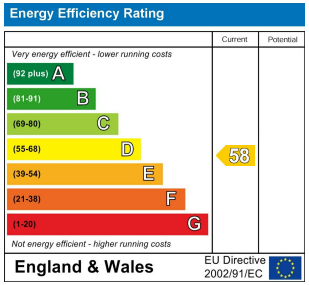
Outside
Gated driveway with ample space for cars. Large wrap around garden enclosed with patio and storage cupboards to rear. Rear and front entrance to garage.

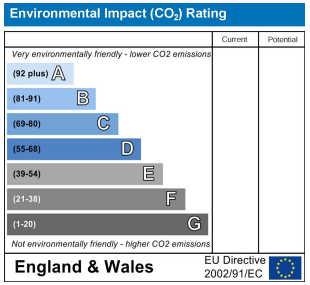
Services
Oil central heating, mains electric and water. Council tax band F

Referencing
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 www.vouch.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.

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.
Sunderlands
Lettings@sunderlands.co.uk

Rent and deposit
The rent is calculated at £1100 pcm and a deposit is required at £1269 pcm which is calculated at 5 weeks rent and will be registered with the TDS.





Sunderlands

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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.