



Burnt Sergeants Staunton On Wye, Hereford, HR4 7NB



**Sunderlands**  
Residential Rural Commercial



## Burnt Sergeants Staunton On Wye Hereford HR4 7NB

### Summary of Features

- Beautifully presented 3 bedroom semi detached house
- Rural views
- Large rear garden
- Ample parking
- Log burner

**£1,400 Per Month**

#### Overview

A beautifully presented 3 bedroom semi detached house, decorated to a high standard throughout, exposed beams, log burner, modern kitchen, ensuite and bathroom, offering outstanding rural views and a large rear garden. The property is situated in Staunton-on-Wye approx. 12 miles West of Hereford. With a local primary school, doctors surgery and Oakchurch Farm house close by. The property includes 3 double bedrooms, one with en suite bathroom, family bathroom, kitchen breakfast room, utility room, sun room/ rear porch, study and piano room. There is ample parking with space up to several cars.

#### Rear porch entrance/ Sun room

11'8" x 8'11"

Overlooking the rear garden and stoned patio area, coat rack and doors leading to:

#### Utility room

8'11" x 11'5"

Base units, space for a fridge freezer and plumbing for a washing machine. Sink. Door leading to:

#### Kitchen breakfast room

18'9" x 10'0"

Modern fitted kitchen with wall and base units. Integrated dishwasher and fridge. Windows to front side and rear aspect. Space for a dining table. Doors leading to:

#### Lounge

19'7" x 10'7"

Exposed beams and the benefits of a log burner fireplace. Door and windows to front aspect, open to:

#### Piano room/ reception

8'2" x 8'6"

With stairs to landing and double door leading to:

#### Study

11'3" x 8'9"

Windows to rear aspect and door leading back to Porch/ sun room

#### Stair to landing

Window to rear aspect

#### Bathroom

Window to rear aspect. Bath with mains shower over, sink and W.C

#### Bedroom 1

9'10" x 18'9"

Windows to rear, side and front aspect. Fitted double wardrobe. Door leading to:

#### En Suite

Velux window to rear, shower, w.c and sink.

#### Bedroom 2

11'4" x 10'5"

Window to front aspect

#### Bedroom 3

9'1" x 11'0"

Window to front aspect.

#### Services

The tenant is responsible for all services; LPG Gas, Septic tank, mains water, council tax band C

#### Outside

Large rear garden with stone patio area, beautiful views. Large driveway for several cars.

#### Referencing

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](mailto:Lettings@sunderlands.co.uk)

#### Rent and deposit

The tenant will pay a rent of £1300 pcm and a deposit of £1500.00 prior to the commencement of the tenancy and calculated at 5 weeks rent. This will be returned, less any deductions agreed, at the end of the tenancy subject to an inspection of the premises and confirmation that all bills have been paid.

All deposit will be protected by The Tenancy Deposit Scheme (TDS) in accordance with the terms and conditions of the TDS. The terms and conditions governing the protection of deposits including the repayment process can be found at [www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk)

#### 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:-

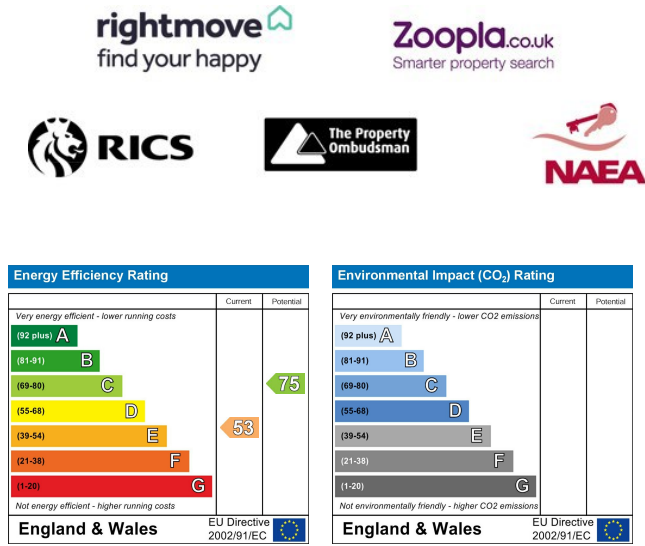
<https://www.sunderlands.co.uk/residential/registration>

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Sunderlands - [Lettings@sunderlands.co.uk](mailto:Lettings@sunderlands.co.uk)





## Sunderlands

### Hereford Branch

Offa House, St Peters Square,

Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

### Hay-on-Wye Branch

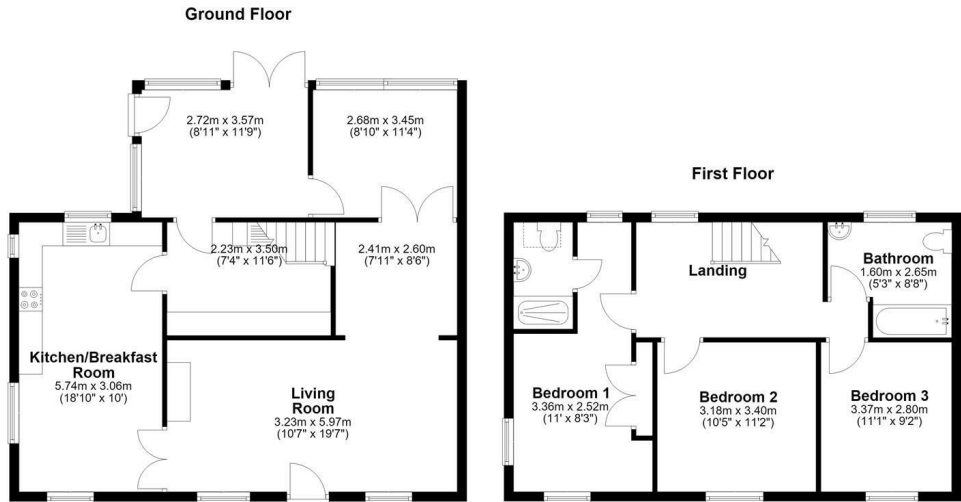
3 Pavement House, The Pavement,

Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Total area: approx. 126.5 sq. metres (1361.7 sq. feet)

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.