



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

hereford@sunderlands.co.uk

Hay-on-Wye 01497 822522

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13 Thomas Close

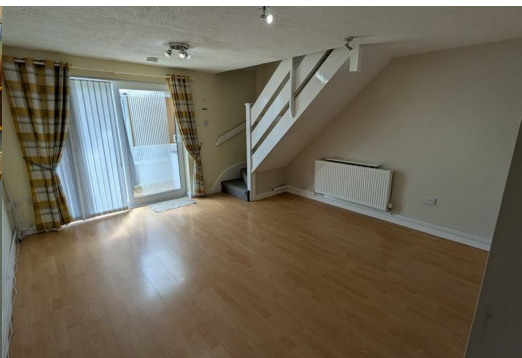
Hereford, HR2 6RF

£775 Per Month



Located to the south of Hereford in the popular residential area of Lower Bullingham, a 1 Bedroom terraced property offers benefits such as double glazing, gas central heating and driveway parking.

The property itself comprises of 1 Bedroom, Kitchen, Living Room, Sun Room, Bathroom and Garden.



Entrance Hall

Opening leading to:

Kitchen

With matching base and head units, sink, cooker, space for appliances and window to front aspect.

Living Room

With radiator and stairs leading to first floor landing. Patio doors leading to:

Sun Room

With kitchen units and patio doors leading to rear garden.

First Floor Landing

With boiler cupboard and doors leading to:

Bedroom

With built in storage space, radiator and window to front aspect.

Bathroom

With WC, hand wash basin, bath with shower over, heated towel rail and window to front aspect.

Outside

There is a paved driveway with parking for one car. The rear garden is benefitted by artificial grass and storage.

Services

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

Rent

Rent is payable monthly in advance on the first day of each calendar month.

Deposit

The deposit is calculated as an equivalent of 5 weeks' rent.

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.

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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)

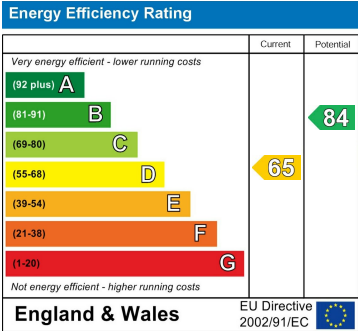
Area Map



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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