



The North Stable, Hill Farm, Tillington, Hereford, HR4 8LJ



Sunderlands
Residential Rural Commercial



**The North Stable
Hill Farm
Tillington
Hereford
HR4 8LJ**

Summary of Features

- Beautifully converted barn
- Luxury accommodation
- Garage/Workshop
- Rural woodland views
- Underfloor heating with air source heat pump

£1,200 PCM

Overview

A beautifully converted barn offering two bedrooms, modern fitted kitchen and bathroom, underfloor heating with air source heat pump, a private enclosed rear garden backing onto badgers wood Burghill. Parking.

Front door giving access to:

Entrance Hall

Doors to all ground floor rooms.

Lounge

18'1" x 14'9"

Beamed ceiling. Through access into:

Kitchen

11'6" x 9'2"

With a wide range of base drawer and eye level units, built in double oven with halogen hob with extractor hood over, spaces for appliances.

Utility Room

7'3" x 4'7"

With sink unit, work surfaces, spaces below for electrical appliances.

Master Bedroom

18'1" x 13'9"

Incorporating en suite with bath with shower over, vanity unit with inset wash basin, low level WC.

Bedroom 2

14'5" x 12'2"

Shower Room

3'6" x 4'11"

Accessed from the hallway and also Bedroom 2.

With shower cubicle, low level WC, wash hand basin.

Outside

The property has the benefit of its own fenced garden which is laid to lawn and takes advantage of fine views over open countryside. On the courtyard there is a garage / workshop with power supply 3.5m x 8m approx.

Rent and deposit

£1200 per calendar month and a deposit of £1384 s due and will be registered with the TDS

Services

There is an additional service charge of £35.00 per month to cover the cost of water and drainage.

The Tenants will be responsible for their own electricity and Council Tax.

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

Council Tax

Hereford council band D

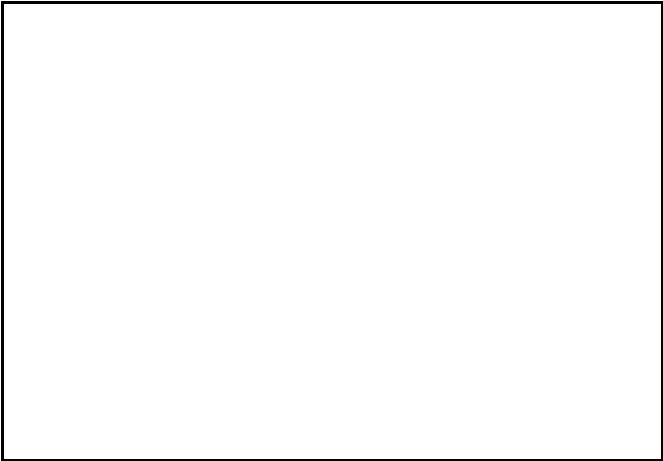
Deposit

There will also be a deposit to pay which will be registered with TDS and calculated at 5 weeks rent of £1384.00

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)

Tenure



Directions

rightmove
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Smarter property search



Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

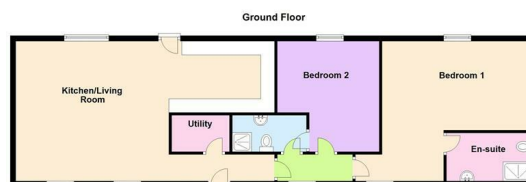
Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



Floor plan produced for identification only. Not to Scale.
Plan produced using PlanIt.

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.