Brick House Farm, Marden, Hereford, HR1 3HA

Sunderlands
Residential Rural Commercial

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Marden
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Summary of Features

- Wonderful Grade II listed house
- Character throughout and wonderful views
- Lounge, Dining Room, Kitchen, Utility/store and attic room
- 3 bedrooms and bathroom
- Large Gardens. Garage/workshop/stable
- Land available subject to negotiation

£2,000 Per Month

Entrance Hall
With radiators and storage cupboard. Stairs leading to first floor landing. Door lead to rear garden. Doors leading to:

Living Room
With radiators, open fire and windows to both front and rear aspect.

Dining Room
With radiators, open fire (not in use) and storage cupboard. Door leading to:

Kitchen
With matching base and head units, sink, cooker, dishwasher, radiator and window to side aspect. Door leading to:

Utility Area
With kitchen units and sink. Stairs leading to Bedroom 4. Door leading to rear garden. Door leading to:

Store Room
With plumbing for washing machine and windows to both side and rear aspect.

Shower Room
With WC, hand wash basin, shower and windows to side and rear aspect.

First Floor Landing
With radiator, window to rear aspect and doors leading to:

Bedroom 1
With radiators and windows to both front and side aspect.

Bedroom 2
With radiators and window to front aspect.

Bedroom 3
With radiator, window to side aspect and cupboard housing the immersion heater.

Bedroom 4
With radiators and windows to side aspect.

Bathroom
With WC, hand wash basin, bath with shower over and window to rear aspect.

Outside
The property is benefitted from a gated driveway with parking for several cars. There is a large front garden laid to lawn with a courtyard area to the rear. There is an outbuilding divided into 3 sections, garage, workshop and stables.

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

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.
Sunderlands
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)

Land
At the rear of the property is a parcel of land extending to around 4 acres This land is available to let for an additional rent of £250.00 per month

Tenure

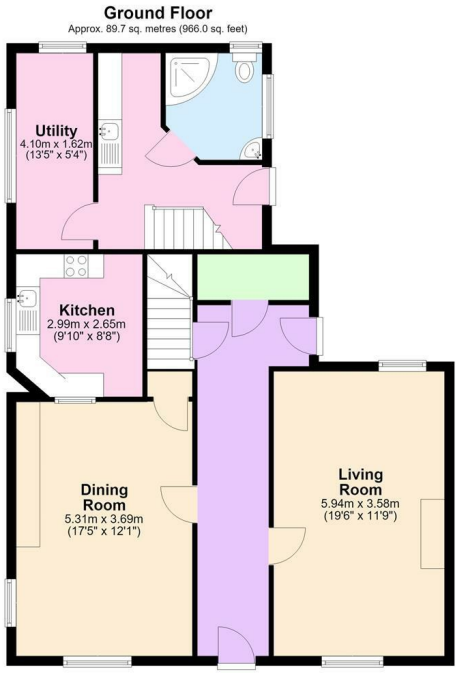
Directions

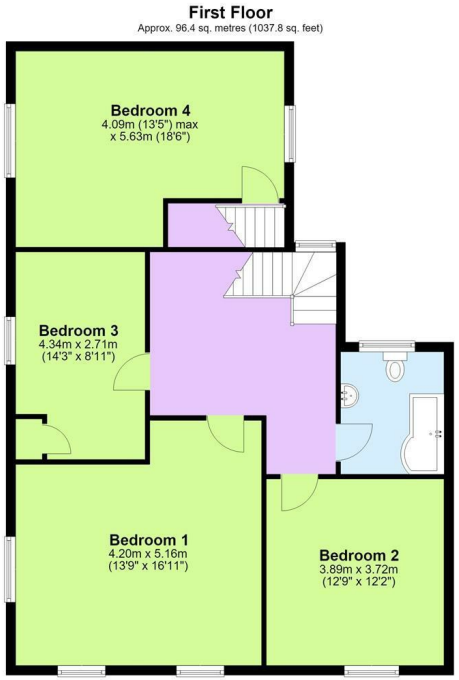
Sunderlands

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





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.