9 Burgage Close, Lyonshall, HR5 3NB

Sunderlands
Residential Rural Commercial

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Summary of Features

- Immaculately presented
- Refurbished to a high standard
- Village location
- Quiet Cul- De- Sac
- Mature gardens
- Log burner Stove
- Available now

£1,475 Per Month

Overview
This well presented 3 bedroom bungalow which has recently been refurbished to a high standard. It is positioned in a peaceful cul-de- sac and set in the village of Lyonshall, which is situated approximately three miles east of the market town of Kington. Surrounded by countryside and offers a strong sense of community, with a historic church and village hall.

The nearby town of Kington provides a good range of everyday amenities, including shops, schools, healthcare, pubs and leisure facilities, while the A44 provides convenient road links towards Leominster and the wider region. The surrounding countryside, including sections of Offa's Dyke, also offers excellent opportunities for walking and outdoor pursuits.

Entrance porch and hallway
Porch entrance with door leading to hallway and doors to:

Living room
11'5" x 23'7"
Windows to front and side aspect, patio doors to rear garden. Wood burner.

Kitchen/ Breakfast room
10'2" x 22'7"
French doors off the lounge leading to the kitchen breakfast room. Navy blue shaker style fitted wall and base units with modern worktop, two integrated double ovens, dishwasher, hob and extractor fan. Breakfast bar. Door leading to:

Utility room
9'11"x 8'2"
Window to rear aspect and doors to rear aspect leading to patio and sunroom. Fitted navy blue units with plumbing for a washing machine, American style fridge freezer.

Sun room
8'10" x 8'2"
Door to side aspect leading to garden.

Bedroom 1
17'10" x 11'4"
Window to front and side aspect. Double fitted wardrobe.

En suite
Window to side aspect. Vanity unit with sink and w.c, light up mirror, heated towel rail and walk in mains mixer shower.

Bedroom 2
10'0" x 12'0"
Window to side aspect. Fitted double wardrobe.

Bedroom 3
10'0" x 8'11"
Window to front aspect

Bathroom
Window to front aspect. Fitted bath with overhead shower, sink and w.c. Storage cupboard and heated towel rail.

Outside & Garage
Mature wrap around garden with vegetable patch area, laid to lawn, patio and storage area. Views overlooking countryside. Large driveway for up to 3/4 cars. Large garage.

Services
Mains gas, electric and water. Council tax band E.

Rent and deposit
The rent is calculated at £1475 pcm. A deposit calculated at 5 weeks rent £1701 will be required and registered with the TDS.

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

Referencing
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)

Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
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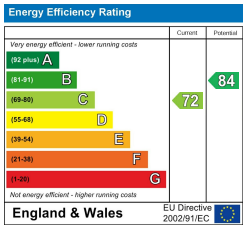
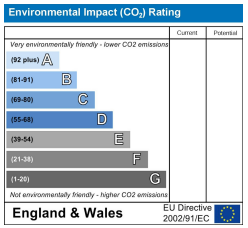
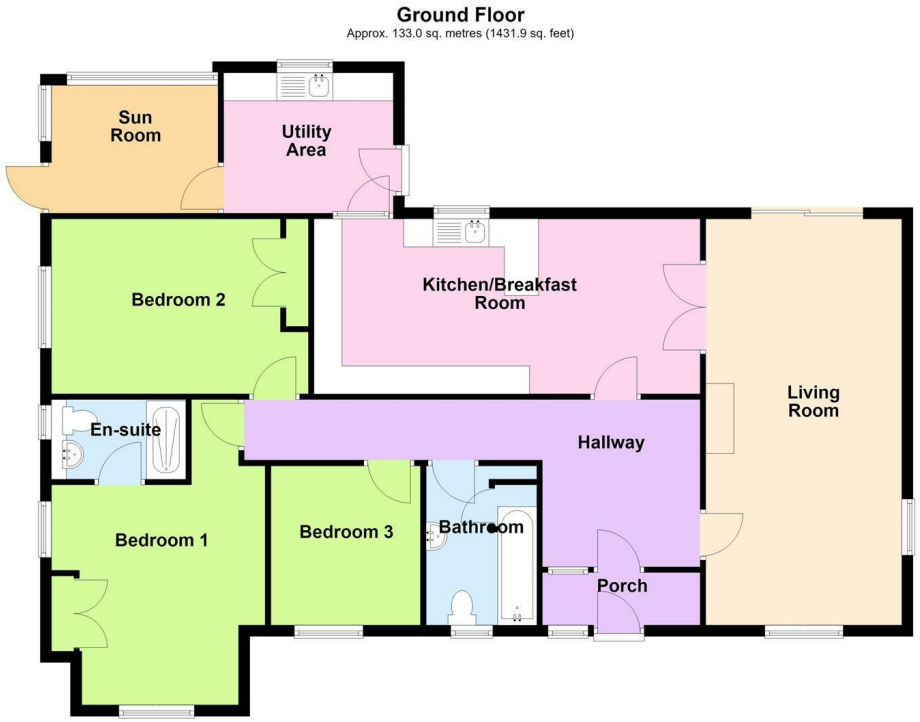
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

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.