



The Rafter's Westhope, Hereford, HR4 8BT



Sunderlands
Residential Rural Commercial



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Summary of Features

- Grade II Listed Character Property
- Spacious 5 bedroom accomation
- beams and timbers
- rural location
- Gardens and parking

£1,250 Per Month

Located to the North of Herefordshire in the well sought after village of Westhope, this Grade II listed character property offers benefits such as private parking, gardens and oil central heating.

The property itself comprises of 5 double Bedrooms, Living Room, Kitchen/Breakfast Room, Dining Room, Bathroom and WC.

Entrance Hall/First Floor Landing

Access from driveway. With staircase leading to Kitchen/Breakfast Room. Window to side, radiator and doors leading to:

Bedroom 1

With radiator, vanity unit with inset basin, feature fireplace and window to front aspect.

Bedroom 2

With radiator, vanity unit with inset basin, and window to front aspect.

Bedroom 3

With radiator, vanity unit with inset basin, and window to front aspect.

Bedroom 4

With radiator, vanity unit with inset basin, and window to side aspect.

Bedroom 5

With radiator, vanity unit with inset basin, feature fireplace, cupboard housing hot water tank and window to rear aspect.

Bathroom

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

WC

With window, hand wash basin, WC and radiator.

Kitchen/Breakfast Room

With stairs from First Floor Landing. With matching base and head units, cooker, stainless steel sink, space for appliances and windows to both side and rear aspect. Door leading to:

Living Room

Spacious living area with radiators, log burner and windows to front and side aspect. Opening to:

Dining Room

With windows to rear and side aspect.

Rear Porch

With doors leading to the front.

Outside

The property is greeted by a driveway for several cars and a courtyard area leading to First Floor Landing. There is a sloped rear garden laid to lawn with garden shed.

Services

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

Rent

Rent is payable monthly in advance.

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.

Reference Procedure

After viewing the property, if you wish to make a full application you will be required to fill out further forms and provide the following:

Photo ID (Passport, Driving Licence)

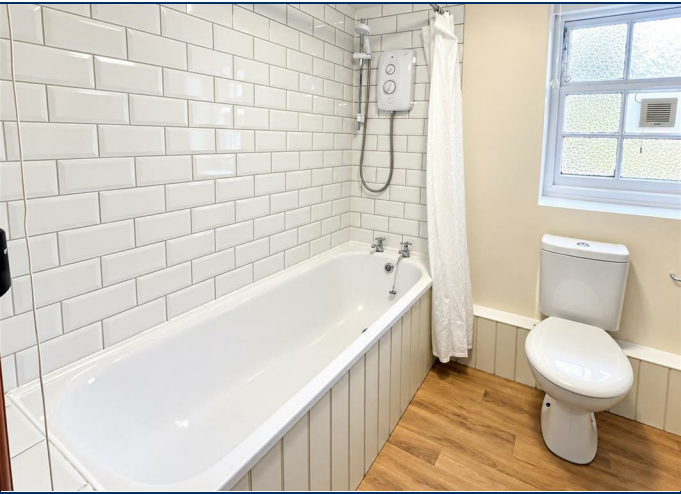
Proof of Income (copies of wage slips, Tax returns or accountants reference)

Residency ID (Current utility bill with name and home address)

What3Words

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	80
England & Wales		EU Directive 2002/91/EC 





UPPER HOUSE
★
THE RAFTERS



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

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Zoopla.co.uk
Smarter property search



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.