



27 Sydwall Road, Belmont, Hereford, HR2 7XJ



**Sunderlands**  
Residential Rural Commercial



**27 Sydwall Road  
Belmont  
Hereford  
HR2 7XJ**

### Summary of Features

- 2 Bedrooms
- Gardens
- Outside Storage
- Gas Central Heating & Double Glazed
- Parking

**£875 Per Month**

### Entrance Hall

Leading to:

### Kitchen

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

### Living Room

With radiator and patio doors to rear garden. Stairs leading to first floor.

### Landing

Doors leading to:

### Bedroom 1

With radiator and window to front aspect.

### Bedroom 2

With radiator, airing cupboard and window to rear aspect.

### Bathroom

With WC, sink basin, bath with shower over and window to rear aspect.

### Outside

There are two parking spaces available with this property. Front and rear garden laid to lawn with storage shed.

### Services

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

### 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](mailto: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)

### Tenure



## Directions

rightmove  
find your happy

Zoopla.co.uk  
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](http://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.