

Highbury Moccas, Hereford, Herefordshire, HR2 9LE

Sunderlands
Residential Rural Commercial

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Summary of Features

- Lovely location
- Between Hereford and Hay
- Pleasant Views
- 3 Bedrooms and Bathroom
- Log burner
- Parking , gardens and Garage

£950 Per Month

Location
Situated on the edge of the village of Moccas approximately 12 miles west of Hereford City.

Description
A detached three bedroom bungalow located in a popular west Hereford village, well known for its scenic Deer park. Situated between Hereford & the border town of Hay on Wye, this detached three-bedroom home offers both convenience and tranquillity.

Entrance Hall
With fitted carpet, radiator, ample power points and doors to -

Kitchen
With vinyl floor covering, range of wall and base units with working surfaces over. Double electric oven, ceramic hob, plumbing for washing machine and dishwasher, radiator, walk in pantry with fitted shelves, window giving views across countryside towards woodland beyond.

Living Room
With fitted carpet, two radiators, double glazed windows, curtains, ample power points and feature fireplace with marble effect and wooden surround. Television aerial point and a useful hatch to the kitchen.

Bedroom 1
With fitted carpet, radiator, built in over bed storage units and separate fitted triple wardrobe with hanging rails and cupboards over. Window with curtains and outlook across rear garden to countryside beyond.

Bedroom 2
With fitted carpet, radiator, single power point, window with curtains and outlook across front garden towards orchard beyond.

Bedroom 3
With fitted carpet, power point, radiator, window with curtains and outlook across front garden towards orchard beyond

Bathroom
With vinyl floor covering, pink suite comprising pedestal wash basin, WC and bath with electric shower over. Window with obscured glass and curtains. Radiator with towel rail over, mirror fronted medicine cupboard and airing cupboard with fitted shelving.

OUTSIDE:

Garage
With up and over the door, range of useful storage cupboards. Separate WC with corner hand basin. Double power point.

Front Garden
Laid to lawn with easy maintenance borders. A paved pathway gives access to the front and side of property.

Rear Garden
Laid to lawn with useful storage shed and oil tank. A particular feature of this property is the pleasant outlook, to the rear, across the open fields towards the woodland beyond.

Driveway
The property is approached by a sweeping driveway with ample parking for several vehicles.

Rent and deposit
The rent is calculated at £950 pcm. The deposit of £1038.00 is calculated at 5 weeks rent, registered with the TDS.

Services
Oil central heating. Mains electricity and water. Main sewerge.

Viewing arrangements
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)











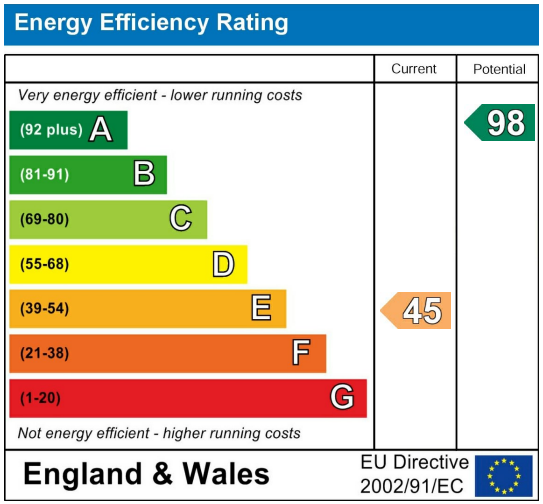


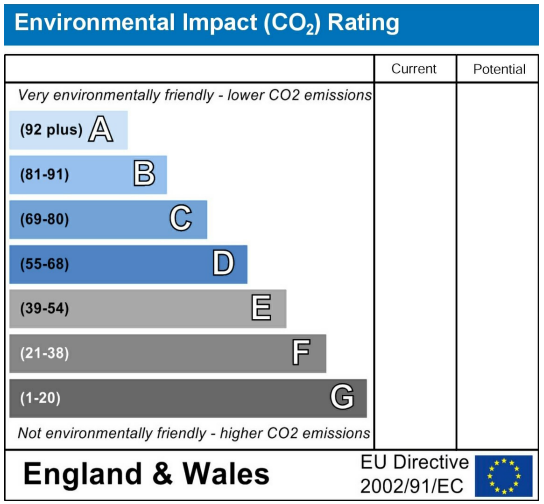
Sunderlands

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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.