

5 South Barn, Thinghill Court, Hereford, HR1 3QG

Sunderlands
Residential Rural Commercial

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Thinghill Court
Hereford
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Summary of Features

- Rural location on a small complex
- Unfurnished
- Open Plan Kitchen/Living Area
- 2 Bedrooms and bathroom
- Parking

£750 Per Month

Entrance Hall
With storage cupboards. Open access to kitchen/dining/living room. Doors to two bedrooms and bathroom.

Kitchen/Dining Area
With fitted kitchen units forming "L" shape with sink unit.

Living Room
With radiator & windows to side aspect.

Bedroom 1
With radiator & window to rear aspect.

Bedroom 2
With radiator & window to rear aspect.

Bathroom
With suite comprising panel bath, pedestal wash hand basin, low level WC and separate shower cubicle.

Outside
As previously mentioned the property does not have any outside space however there is parking to the front of the property.

Directions
On the A465 (Hereford to Bromyard road) turn in the hamlet of Cross Keys by the House of Wood (opposite Withington Car Sales). Continue for approximately ½ mile and upon reaching the crossroads turn left whereupon the complex will be situated almost immediately on the right hand side.

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

Drainage included in the rent.

Rent
Rent is payable monthly in advance on the first day of each calendar month after the initial rent.

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)

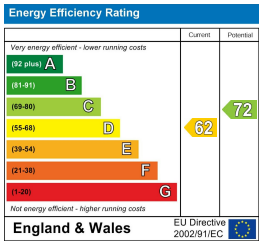


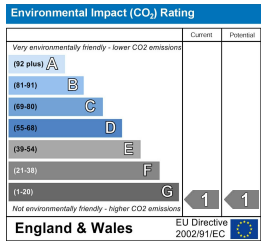









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
72
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
1
1
England & Wales
EU Directive 2002/91/EC

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

Ground Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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.