

The Vicarage Church Road, Weobley, Hereford, HR4 8SD

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

The Vicarage Church Road
Weobley
Hereford
HR4 8SD

Summary of Features

- Available now until May 2027
- 4 bedroom family home
- Recently renovated
- Newly fitted kitchen
- Modern bathroom
- Village location

£1,350 Per Month

Overview
Available until May 2027. This spacious 4 bedroom property has been freshly decorated throughout with a newly fitted kitchen, bathroom and new carpets. Ideally located in the centre of Weobley village centre.

Entrance
Front to porch area leading to hallway and open stairway and doors to:

Downstairs toilet
Window to front aspect. Sink and W.C

Utility rrom
14'8" x 7'4"
Window to side aspect, door to side aspect. Sink & worktop.

Kitchen
13'2" x 10'0"
Window to the rear aspect. Newly fitted kitchen with sink, wall and base units, no appliances included; plumbing for a washing machine, and dishwasher, space for a fridge freezer, space for an electric oven.

Dining room
12'5" x 10'8"
Window to the rear aspect.

Lounge
16'4" x 13'1"
Open fireplace, window to rear aspect, window to side aspect and door to rear leading to a patio area.

Stairs on landing
Window from stairway to rear. Hot water tank airing cupboard and under stair storage. leading to:

Bedroom 1
14'3" x 13'3"
Large bedroom with fitted wardrobe. Window to to rear and side aspect.

Bedroom 2
7'5" x 12'5"
Fitted single wardrobe and window to rear aspect.

Bedroom 3
13'5" x 12'1"
Window to front and side aspect. Sink and fitted double wardrobe.

Bedroom 4
7'9" x 12'0"
Window to rear aspect. Single wardrobe.

Family bathroom
Modern fitted bathroom with shower over bath, sink and W.C. Window to side aspect. Heated towel rail.

Outer boiler room
6'10" x 7'2"
Housing Oil boiler . Storage cupboard.

Detached garage

Outside
Gated reasonable sized driveway. The garden is laid to lawn with fields to rear. Small patio.

Services
Oil central heating, mains water and sewerage. Council tax band E.

Viewing
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

Rent and deposit
The rent is calculated at £1350 pcm, with a deposit required at £1557, this is calculated at 5 weeks rent and registered with the TDS













Directions

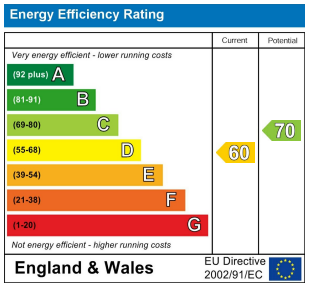
What3words: ///jumbo.opened.tour

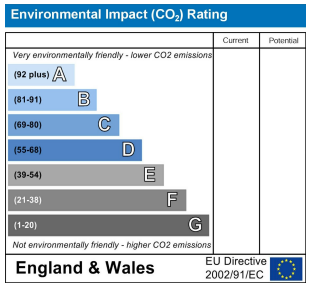
Sunderlands

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







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.