

8 Hillside View, Credenhill, Hereford, HR4 7FD

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

8 Hillside View
Credenhill
Hereford
HR4 7FD

Summary of Features

- Available until end of May 2027
- Detached 4 bedroom house
- Double garage
- Master bedroom with En suite bathroom
- Enclosed rear garden
- Village location

£1,375 Per Month

Overview
Set in the popular village of Credenhill, offering Primary schools locally and secondary schools to the Weobley and Whitecross area. Local bus service to the city centre. This 4 bedroom detached home offers spacious accommodation with fitted kitchen, utility, cloakroom, study, dining room, living room, conservatory, 4 bedrooms, one en suite, bathroom, double garage and an enclosed garden to the rear. Parking for 2 cars.

Entrance hallway
Leading to :

Study
10'2" x 9'8"
Window to rear aspect. Shelving.

Claokroom
Sink and W.C

Kitchen
14'2" x 11'6"
Window to rear aspect. Fitted kitchen with integrated double oven, electric hob, integrated washing machine and sink.

Utility room
6'10" x 5'8"
Door to side aspect, sink and boiler. Plumbing for a washing machine.

Dining Room
12'0" x 11'6"
Window to rear aspect.

Lounge
20'3" x 14'6"
Window to front aspect. Fireplace

Conservatory
11'9" x 12'6"

Hallway, Stairs to landing

Bedroom 1
14'1" x 11'4"
Window to rear aspect and double fitted wardrobe

En Suite
White suite with window to side aspect. Shower cubicle, W.C. bidet and sink.

Bedroom 2
14'6" x 9'2"
Window to rear aspect and double fitted wardrobe

Bedroom 3
8'9" x 11'4"
Window to rear aspect and single fitted wardrobe

Bedroom 4
10'9" x 11'5"
Window to front aspect

Bathroom
Fitted white suite with sink and W.C., Velux window

Services
Mains gas, water and electricity. Council tax band F

Rent and deposit
Rent is payable monthly in advance on the first day of each calendar month. The rent is £1375 pcm paid in advance and the deposit will be calculated at 5 weeks rent £1586 and registered with the TDS scheme.

Viewing
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)



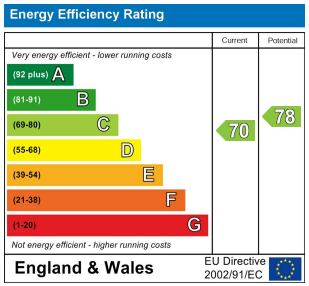


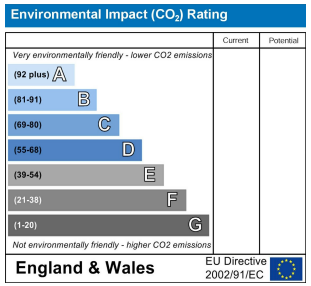












rightmove find your happy

Zoopla.co.uk Smarter property search

RICS

The Property Ombudsman

NAEA

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





Total area: approx. 187.6 sq. metres (2019.7 sq. feet)

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.