

1 Meadow Drive, Canon Pyon, Hereford, HR4 8NT

Sunderlands
Residential Rural Commercial

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Canon Pyon
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Summary of Features

- 3 Bedroom semi detached house
- Garage
- Village loaction
- Driveway for up to 2/3 cars
- Oil central heating

£1,000 Per Month

Location
This 3 bedroom semi detached property is situated within the popular village of Canon Pyon, approximately 8 miles north of the cathedral city of Hereford. The village offers a range of local amenities, including a primary school, village shop and post office, public house and church, together with a bus service providing access to Hereford and the surrounding villages and towns.

Entrance
With a front door entrance leading to:

Hallway
leads to stairway and doors to:

Cloakroom
Double glazed window to front, W.C and sink.

Lounge and dining room
20'9 x 11'10
Double Glazed window to font aspect and patio French doors to rear. Fireplace surround.

Kitchen
8'5 x 11'2
Double glazed window to rear aspect. Modern fitted units, Inset sink, space for a free standing washing machine, space for an electric cooker, under counter space for a washing machine. Oil boiler. UPVC door leading to

Conservetory
6'3 x 10'1
Single glazed with vinyl flooring and door to rear garden.

Staircase to landing

Landing
Having double glazed window to side access, single door airing cupboard housing the immersion heater.

Bedroom 1
11'8 x 10'8
Double glazed window to rear aspect.

Bedroom 2
8'10 x 11'11
Double glazed window to front aspect.

Bedroom 3
26'2"'19'8" x36'1"
Double glazed window to rear aspect.

Bathroom
16'4"'13'1" x 22'11"
Double glazed window. Electric shower, sink and W.C

Outside
To the front of the property there is a low maintenance laid to lawn garden, parking for up to 2/3 cars, detached garage 16'4'' x 8'7'' with up and over door, rear window, light and power point. A side gate leads to the enclosed rear garden. The garden offers a small patio space, small laid to lawn area and two sheds, water tap and oil tank.

Rent & Deposit
A rent of £1000.00 is payable monthly and in advance. A deposit of £1153.00 calculated at 5 weeks rent is required and will be registered with the TDS.

Referencing
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)

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













Directions

What3words: ///flick.profited.sway

Sunderlands

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Offa House, St Peters Square,
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Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
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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.