



The Vicarage Llangrove, Ross-On-Wye, HR9 6EZ



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Summary of Features

- Recently refurbished
- Newly fitted kitchen
- Newly fitted bathroom
- Large family home
- 6 month let

£1,300 Per Month

Overview

Set in the lovely village of Llangrove, this recently refurbished 4 bedroom detached house offers 4 generous bedrooms, family bathroom, fitted kitchen with space for appliances, utility room, study, lounge, cloakroom and garage. Available for a short term 6 month let only. School, public house and village location approximately 30 minutes from Hereford city centre.

Entrance

Study

10'10" x 15'1"

Ample storage and shelves. Window to front aspect

Toilet

W.C and sink. Window to rear aspect

Kitchen

11'8" x 12'8"

Newly fitted kitchen with space for a dishwasher, space for a fridge., space for an electric oven. Window to rear aspect, window to side aspect. Door leading to:

Utility room

14'0" x 6'3"

Fitted cupboards, plumbing for a washing machine, sink and window to side aspect and side door.

Dining room

10'6" x 12'8"

Internal glass window, double UPVC doors to side side aspect

Lounge

12'4" x 16'4"

Electric fireplace with window to front aspect and rear,

Stairs to landing

Understairs storage cupboard, open staircase with window, leading to:

Bedroom 1

12'8" x 10'1"

Fitted double wardrobe and windows to front and rear.

Bedroom 2

12'9" x 10'6"

Fitted wardrobe Window to rear aspect.

Bedroom 3

11'8" x 12'8"

Window to rear and side aspect. Sink and fitted wardrobe.

Bathroom

Newly fitted bathroom with corner cubicle, electric shower, separate bath, sink and w.c. Two windows to rear aspect.

Bedroom 4

10'9" x 10'6"

With windows to front and rear aspect, sink.

Outside

Gated driveway with ample space for cars. Large wrap around garden enclosed with patio and storage cupboards to rear. Rear and front entrance to garage.

Services

Oil central heating, mains electric and water. Council tax band F

Referencing

Once the property has been viewed, should you wish to make an application you will be required to complete and return a simple application form to the Agent. After consultation with the Landlords, Sunderlands will then pass your details to our Referencing Company www.vouch.co.uk. You will then be required to complete an on-line application form and supply the All tenants will be required to provide documentary evidence of proof of residency and identification. For example - utility bill, bank statement, passport or photo driving licence. This information is to conform to Anti Money Laundering Regulations.

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

Rent and deposit

The rent is calculated at £1300 pcm and a deposit is required at £1500 pcm which is calculated at 5 weeks rent and will be registered with the TDS.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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. Sunderland's 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.