

Castle Cottage Clifford, Hereford, Herefordshire, HR3 5ER

Sunderlands
Residential Rural Commercial

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Summary of Features

- Located just outside Hay on Wye
- 3 Bedroom Cottage
- Log burner
- Wrap around garden
- Private driveway

£1,050 Per Month

Description
A delightful detached cottage offering a three bed accommodation, two reception rooms, a kitchen and downstairs cloakroom. The property is found in a quiet and idyllic location just outside Hay-on-Wye

Location
Located in the heart of the village of Clifford, from an off lying lane, close to Clifford Castle. Clifford is found just a few miles from the busy market town of Hay-on-Wye, which offers an excellent range of services and facilities including a medical practice, primary school, churches, cafe's public houses, a library, supermarket and independent shops and boutiques.
This property lies within the Clifford Primary School catchment area which also serves Fairfield High School in Peterchurch.

Accommodation
An entrance porch leads into the

Kitchen
With double glazed windows, a range of kitchen units, space for a cooker, a stainless steel sink and drainer.
The kitchen opens out to the

Dining Area
With a double glazed window to the side aspect. Leading on from the dining area there is a

Cloak Room
With a wash hand basin and a close coupled w.c

Utility Room
With a rear window, a range of storage units, a stainless steel sink, space for a washing machine and tumble dryer with a vent and also within this room is the gas boiler.

Sitting Room
With a wood-burner and two windows to the front aspect. From this room a door leads to the front door and hall area with a set of stairs leads to the first floor landing.

Bedroom 1
With a window to the front, a wardrobe and fitted cupboards.

Bedroom 2
This room is "L" shaped and has a window to the front.

Bedroom 3
With a window to the rear.

Bathroom
With a bath, shower over the bath with a shower screen, a close coupled w.c., wash hand basin and a radiator.

Outside
The property is approached via a private driveway into a gravel parking and turning area with a garden extending to the rear. The property is surrounded by beautiful views in a quiet and pleasant location.

Services
We are informed the property is connected to mains electric, mains water, septic tank drainage and LPG central heating.

Council Tax
Herefordshire County Council Band "D".

Rent
£1050 per calendar month, payable monthly in advance, exclusive of all outgoings.

Deposit
The tenant will pay a deposit of £1211 prior to the commencement of the tenancy. This will be returned, less any deductions agreed, at the end of the tenancy subject to an inspection of the premises and confirmation that all bills have been paid.
All deposit will be protected by The Tenancy Deposit Scheme (TDS) in accordance with the terms and conditions of the TDS. The terms and conditions governing the protection of deposits including the repayment process can be found at www.thedisputeservice.co.uk

Outgoings
The tenant will be liable for all outgoings, including electricity, council tax, water etc.

Referencing 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 accountant's reference).Residency ID (current utility bill with name and home address).

Directions
Proceed out of Hay-on-Wye in a north-easterly direction on the B4350 and continue to the village of Clifford. Proceed directly into the village taking the first junction on the left hand side, proceed along this lane and take the first drive on the left.

Viewing and Contact Details
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







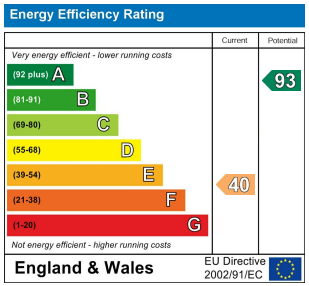


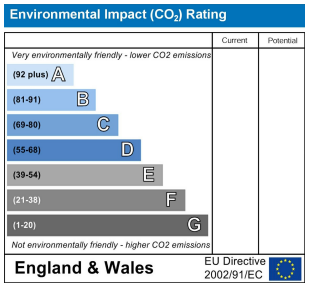


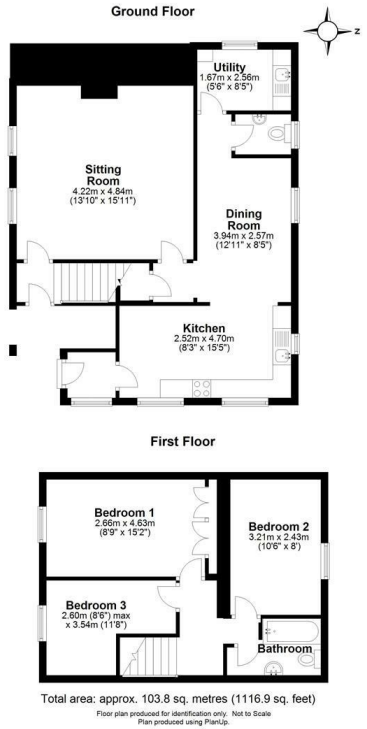


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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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. 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.