



## THE DUTCH HOUSE, GOLD HILL FARM BOSBURY, HR8 1HD

**£2,000 Per month**



# 3 Bedroom House - Detached located in Bosbury

Stunning detached former Dutch Barn occupying a prime location on a small development of high quality properties in a glorious rural location with three bedrooms, part underfloor central heating, garden and far reaching views. Available immediately, unfurnished. NOT SUITABLE FOR SMALL CHILDREN. SORRY NO PETS.

## Entrance Hall

## Study

## Downstairs cloakroom

With WC, wash hand-basin.

## Utility Room

## rear entrance lobby

## Open plan kitchen/living/dining room

Tiled floor throughout, 2 sets of double doors to the front and windows to side. Kitchen is fitted with contemporary units with granite worksurfaces and electric double oven, sink unit, dishwasher, halogen hob, island station with granite worktop.

## Bedroom 1

## Bedroom 2

## Bedroom 3

## Bathroom

## Outside

To the front of the property there is a large gravelled parking area and to the rear there is a raised flagstone paved patio and a good size garden enclosed by post and rail fencing and adjoining open farmland with spectacular views. The Plant Room housing the underfloor heating manifold and hot water cylinder.

## General Information

Most properties are available for a minimum letting period of 6 months, but some may be available for longer or less, all properties are non-smoking and most are no pets.

Proof of affordability will be required.

If under 21 a guarantor will be required.

Rent is always payable in advance, and the ingoing tenant will be required to pay an indemnity deposit (refundable) usually equivalent to 5 weeks rent.

The tenant will also be responsible for the usual property outgoings including council tax, water rates, telephone, electricity, gas charges, oil etc.

## Holding fee

A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## Disclaimer

These particulars are prepared for guidance only. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment.

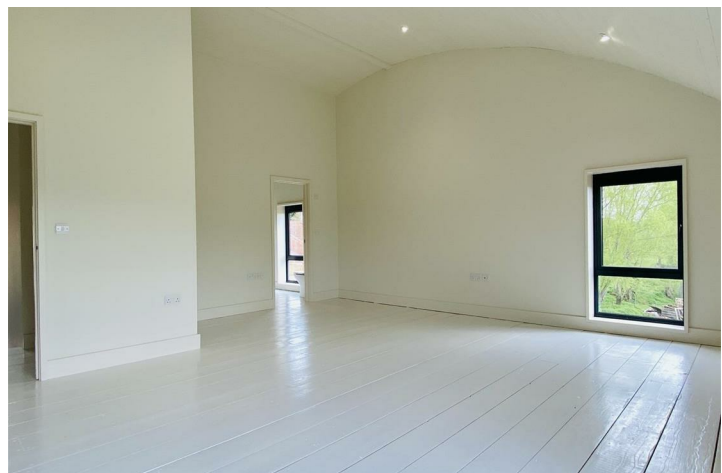
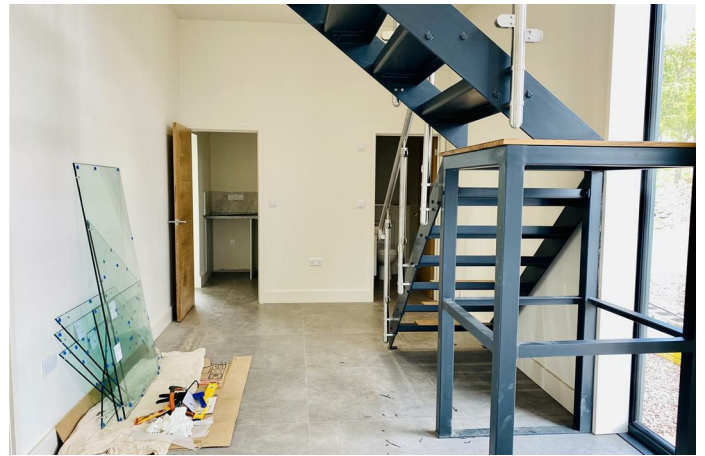
The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

## Money Laundering

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

## Viewings

Viewings are strictly through the agent. To book a viewing please call 01432 355455 with our lettings department.



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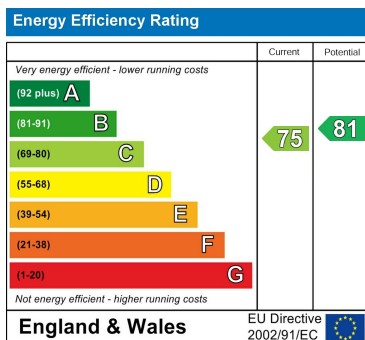


Total area: approx. 182.5 sq. metres (1964.5 sq. feet)  
 This plan is for illustrative purposes only.  
 Plan produced using Planific.

Council Tax Band

**G**

Energy Performance Graph



Call us on

**01432 355455**

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

