



BROOMY LODGE LLANDINABO, HEREFORDSHIRE, HR2 8JB

Per month

£1,100 Per month



3 Bedroom House - Detached located in Llandinabo

| Detached Country Property | Forming Part Of Broomy Court | Kitchen With Dining Area | Utility Room | Two / Three Bedrooms | Bathroom | Garage And Driveway Parking | Rear Gardens | EPC Exempt Until June 2026 |



The Property

This detached country property situated just off the B4348 with its own gardens to the rear, driveway parking and garage / store. Leading from the driveway is an under covered slabbed pathway leading to the entrance door. Opening in the entrance hallway with staircase rising to landing area, tiled floor and panel radiator. Off the hallway to the left hand side is the sitting room with bay style window to front with feature wood burning stove, recessed shelving and panel radiator. The kitchen diner is to the rear of the property with a selection of base cabinets, pantry, Belfast style sink, wooden worksurfaces, space for compact dining table and chairs, a freestanding electric cooker, spotlighting and vinyl flooring. There is also a Utility Room with wall mounted cabinets, sink, space and plumbing for washing machine and dishwasher, wall mounted coat hooks and panel radiator. There is also a downstairs WC. To the right hand side of the entrance hallway is a further reception room with fireplace with a door leading through to a possible bedroom / study with pedestal wash hand basin. Upstairs there are two large bedrooms and a bathroom. To the rear of the property is garden mainly laid to lawn with hedgerow and patio area.

Agents Note

The property is situated to the edge of a private estate. The landlord unfortunately does not accept children or pets in this instance.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Oil fired central heating.

Council Tax - Band D

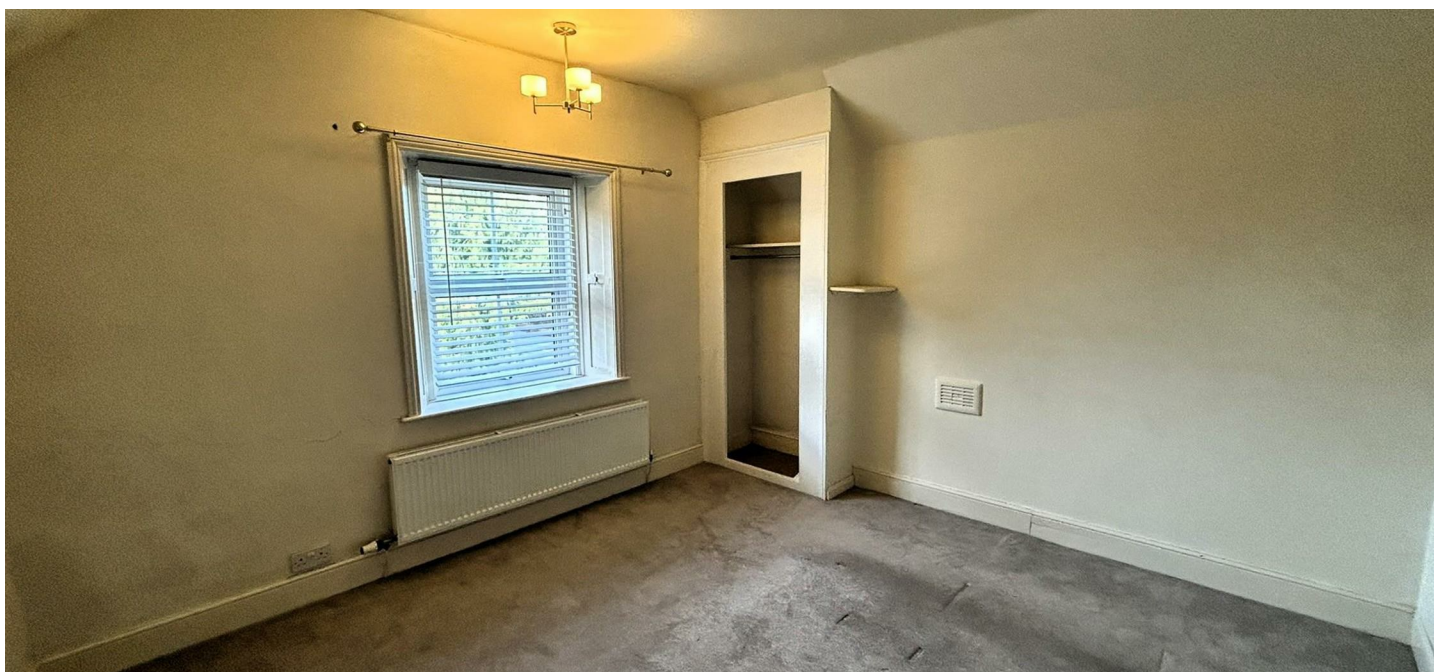
Broadband Connectivity - 1800Mbps Download. 220Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

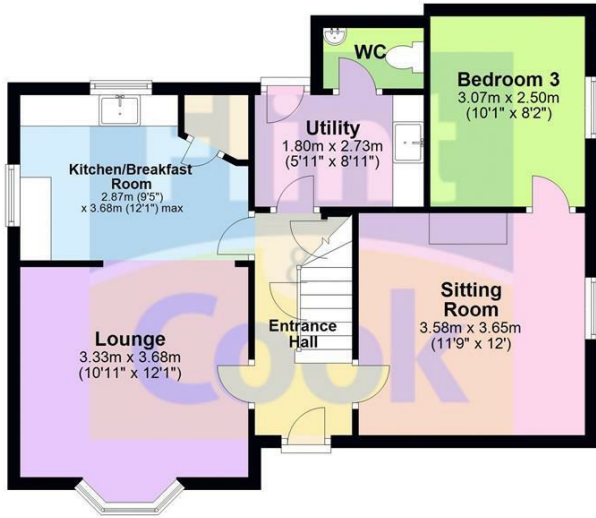
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Call us on

01432 355455

lettings@flintandcook.co.uk

<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.

Council Tax Band

D

