



House - Semi-Detached (EPC Rating: D)

SYLVIA COTTAGE, 12 FAIRVIEW, GARWAY, HEREFORDSHIRE, HR2 8RG

Per month

£1,350 Per month



3 Bedroom House - Semi-Detached located in Garway

| Newly Renovated Throughout To A High Standard | Semi Detached Property | Three / Four Bedrooms | Kitchen, Two Reception Rooms, Utility Room, Guest WC With Shower | Low Maintenance Landscaped Gardens To The Front And Rear | Private Off Road Parking For Several Vehicles | Wood Burning Stove To The Sitting Room | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

A unique opportunity to become the first occupants of this recently completed fully renovated property by a reputable local building firm. The property is completed to an exceptional standard throughout and is situated in the rural village of Garway. The accommodation offers entrance hallway, two reception room, one with feature wood burning stove, kitchen to include dishwasher, a 4 ring hob, oven and fridge and freezer units, utility room, downstairs WC with shower, three bedrooms and family bathroom. To the front of the property is an enclosed low maintenance gravelled garden/driveway with five bar double wooden gates opening into an ample parking area for several vehicles. To the rear of the property are further enclosed landscaped gardens along with patio, lawns and garden shed.

The front entrance door opens into the hallway, with staircase rising to first floor landing, useful open fronted understairs storage, wall mounted coat hooks, smoke alarm, panel radiator and wooden flooring. The first reception room offers window to rear looking out towards the garden along with wooden flooring and panel radiator. The first reception room could even be utilised as a formal dining room or as an additional bedroom.

The sitting room has a feature wood burning stove along with windows to front and rear, wall mounted lighting, TV point, telephone point, panel radiator and wooden flooring.

The kitchen offers an extensive selection of base and wall mounted cabinets along with square edge wooden worksurfaces, sink, integrated appliances to include dishwasher, a 4 ring Hotpoint hob, oven and fridge and freezer units. There is also a stainless steel extractor fan along with downlighters, panel radiator and tiled flooring. There are double patio doors to the rear, which lead out onto the immediate patio looking out onto the gardens and surrounding countryside.

The utility room is accessed off the kitchen and has a range of cabinets, sink, space and plumbing for washing machine and space for tumble dryer. There is a wall mounted vertical

radiator, tiled flooring and downlighters. Off the utility room is a guest WC with sink and shower. Upstairs, there are three bedrooms and a family bathroom offering a suite to include a roll top bath, glass panelled shower cubicle, vanity style unit with wash handbasin and close coupled WC, wall mounted heated tow rail, smart mirror, extractor fan and downlighters.

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 £40,500. Should a guarantor be required to support an application, an income of £48,600 would be required.

Services And Expenditure

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

Council Tax - Band B

Broadband Connectivity - 1800 Mbps 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

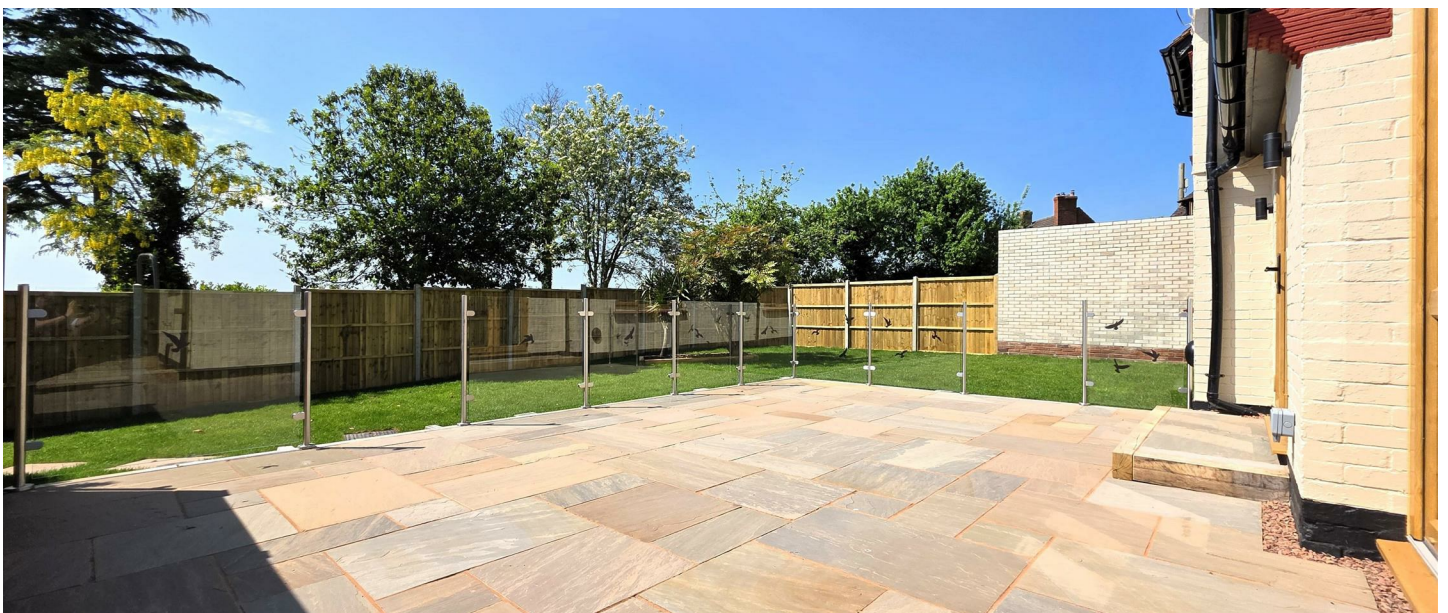
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)

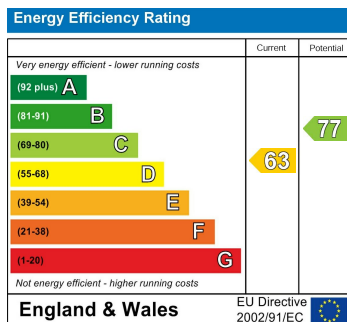


Total area: approx. 105.2 sq. metres (1132.0 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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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.

