



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

£1,950 Per Month



3 Bedroom House - Detached located in Bosbury

| Exclusive Development | Uninterrupted Countryside Views | Presented To A High Standard Throughout | Three Double Bedrooms | Ensuite Facilities To The Main Bedroom And Family Bathroom | Rear Low Maintenance Garden With Outstanding Views | Long Term Let Available Subject To Referencing And Landlords Consent | EPC Rating C | Viewing Highly Recommended |

The Property

Set within an exclusive development is this most impressive barn conversion completed to a high standard throughout to create light and modern accommodation.

Accommodation to include entrance hallway with modern glass panelled staircase leading to first floor landing, downlighters, underfloor heating controls, tiled flooring and doors off.

Off the hallway is a study with window to side, telephone point and tiled flooring.

Double doors lead through to the open plan breakfast kitchen/sitting room. To the sitting room area, there is a feature wood burning stove, tiled flooring and downlighters. There are double patio doors to the rear opening to the garden.

The kitchen is of high specification and offers a selection of base and wall cabinets along with kitchen island. There is a 4 ring electric hob with Hotpoint extractor fan over, double drainer sink and further integrated appliances to include fridge, freezer, double oven and dishwasher. There are also downlights, feature pendants over the kitchen island and tiled flooring.

To side of the property off the entrance hallway is a separate guest WC with wall mounted wash handbasin and storage cupboard below and tiled flooring.

There is side hallway with door leading out to the garden and utility area with space and plumbing for washing machine, worksurfaces, Belfast style sink and tiled flooring.

Upstairs, there are 3 double bedrooms and ensuite shower room to the main bedroom. There is also a family bathroom consisting of panel enclosed bath, large shower cubicle, wash hand basin and wooden flooring.

To the front of the property is a gravelled driveway

providing offroad parking for several vehicles. To the side and rear are enclosed low maintenance gardens with border flowerbeds and shrubs along with fine interrupted countryside views.

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 £58,500 Should a guarantor be required to support an application, an income of £70,200 would be required.

Services And Expenditure

Services - Mains electricity, private drainage and water. Air source heat pump. Underfloor heating to the ground floor with panel radiators to the upstairs. There is a monthly drainage and water fee payable. This fee is nominal and will be confirmed on viewing and prior to tenancy offer.

Council Tax - Band F

Broadband Connectivity - 123Mbps Download.
123Mbps 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 LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

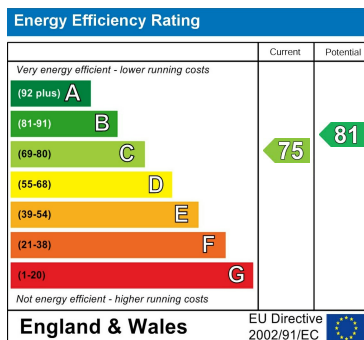


Total area: approx. 182.5 sq. metres (1964.5 sq. feet)
This plan is for illustrative purposes only.
Plan produced using Planuc.

Council Tax Band

F

Energy Performance Graph



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.