



Character Property (EPC Rating: D)

THE ANNEXE, THE PARK PENCOMBE, HR7 4SQ

Per Month

£1,150 Per



3 Bedroom Character Property located in Pencombe

| Charming 3 bedroom property | Picturesque village location | Three Bedroom | Spacious sitting room | parking for 2 cars | EPC Rating D | Available For Occupation End of March 2026 subject to referencing |

Entrance Hall

with radiator, smoke alarm.

Living room

18'12 x 12'6

Moulded timber fire surround with tiled inset and hearth with electric fire.

Two radiators, window seat, three windows with views over open fields. 3-piece suite.

Downstairs Shower room

White suite of hand basin on a vanity unit, WC, glazed shower cubicle with Triton Cora electric unit. Part tiled walls, radiator, extractor, shaving light and two windows.

Kitchen

12'11 x 6'2

Range of base and wall units with light wood fronts of cupboards and drawers, spaces with electric cooker and fridge, work surface with tiled splash back, inset sink and mixer tap. Radiator, two windows with superb views.

Utility

6'8 x 6'6

Work top, plumbing for appliances, oil fired boiler, wall cupboard and window to front.

Landing

with radiator and smoke alarm.

Bedroom 1

16'2x12'2

Radiator, window with superb views.

Bedroom 2

12'11x12'2

Radiator, cupboard with hot water cylinder and immersion heater, window with view to open fields, door to

Bedroom 3

11'7x6'3

Radiator, two windows with magnificent views.

Office/Bedroom 4

9'2x6'6

Radiator, window with view to open fields.

Upstairs WC

with WC, hand basin and window.

Outside

To the front there is a stone style paved path /sitting area, natural stone edge border of shrubs backed by railings. Lovely view over fields.

Services And Expenditure

Services - Mains electricity, water, via meters. Private drainage.

Council Tax - Band B

Broadband Connectivity - Ofcom advise limited service. Tenants are requested to make their own enquiries in connection with the broadband.

Directions

From Bromyard take the A44 Leominster road. At Flaggoners Green and just after the McColls shop turn left into Panniers Lane. Take the first left signed Pencombe and proceed for 1.5 miles. The property is the first on the left beyond the staggered crossroads.



Affordability And Household Income

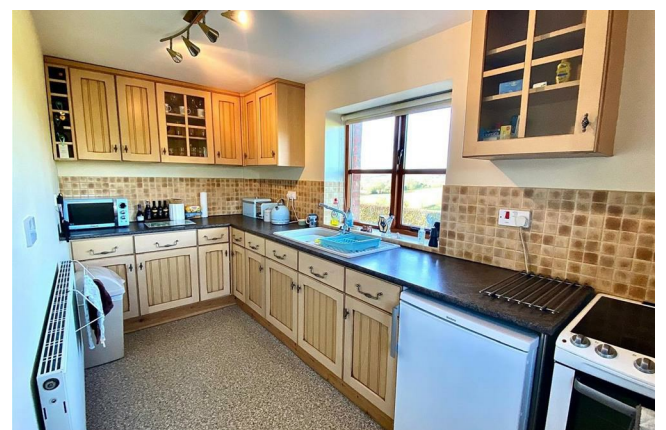
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £28,500. Should a guarantor be required to support an application, an income of £34,200 would be required.

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.

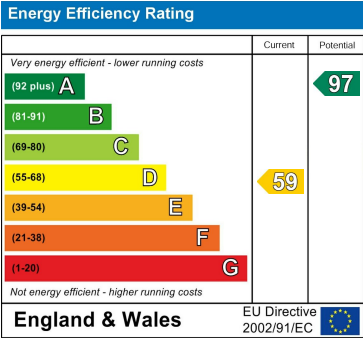
Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01885 488166



Council Tax Band
B

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.