



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

**TO LET** on an assured shorthold agreement.

Within a Character Building within the First Floor Rooms Facing Broad Street but  
Approached by a Path from Rowberry Street.

A Spacious Five-Bedroom Apartment on Three Floors within a Period Building having a Wealth of  
Exposed Timbers, Carpets and Gas Fired Central Heating.

**5A BROAD STREET  
BROMYARD  
HR7 4BS**



*Comprising*

Hallway, Utility, Landing, Kitchen, Large Lounge, Bedroom 1/Dining Room, Bedroom, Bathroom,  
Second Floor Landing, Cloakroom and Three Further Bedrooms.

**£850 per month**

**5A Broad Street, BROMYARD HR7 4BS**

A path from Rowberry Street leads to a yard and the door to

**HALLWAY**

**UTILITY** with plumbing for automatic washing machine, radiator.

A pine staircase leads to

**LANDING** with carpet, radiator.

**KITCHEN** (16'10" x 10')



Base unit of cupboards and drawers, electric cooker, work surface with tiled splashback and inset stainless steel sink. Radiator, fridge/freezer and



windows to rear.

Passage from landing to

**LOUNGE** (19'3" x 15'11")



Carpet, two radiators, sash window to front, window to rear.

**BEDROOM 1 (15'3" x 12'10")**



Carpet, radiator, sash window to front.

**BEDROOM 2 (13'6" x 8'7")**



Carpet, radiator, sash window to front.

**BATHROOM** Panelled bath with glazed screen and electric shower unit over, hand basin with medicine cabinet and WC, radiator, window.

Stairs from the landing to second floor

**LANDING** with



exposed board floor, window, radiator.

**CLOAKROOM** with WC and hand basin.

### **BEDROOM 3 (15'2" x 13'2")**



Exposed board floor, radiator, doors to

### **BEDROOM 4 (15'6" x 15'5")**



Carpet, two windows, radiator.

**BEDROOM 5 (15'5" x 8'5")** Carpet, radiator, window.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - C**

**NO SMOKING, NO PETS**

**THE RENT** - £850 pcm exclusive, payable monthly in advance. A deposit equal to five weeks' rent will be payable upon signing of the agreement.

#### **REFERENCES**

Previous landlord's reference – if applicable, two private references and an employer's reference will be required along with consent to obtain a Rent4Sure Credit Check.

#### **APPLICATIONS**

To be made in writing on a form available from our office.

#### **TENANT FEES**

See attached Tenant Fees Schedule on the application form.

#### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

**Ref.** BB002085

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.