



## Ash Meadow Farm

Preston-On-Wye, Hereford, Herefordshire, HR2 9JT

- Detached Rural Property
- Character Features
- Generous Low Maintenance Gardens
- Spacious And Well Presented
- Three Bedrooms & En Suite
- EPC C - Council Tax Included

£1,650 PCM



### The Property

A detached property set within rural Herefordshire surrounded far reaching countryside views.

On approach The driveway leads to a generous Enclosed parking area providing enough space for a number of vehicles as required.

A storm porch leads through Into open living accommodation offering both a sitting room, large breakfast kitchen along with study and WC.

The sitting room has lovely character features with wood burning stove and flagstone flooring. Having double patio Doors To side and windows to front.

The breakfast kitchen Offers a good selection of base cabinets, Belfast sink, Kitchen island And granite worksurfaces.

There is also an oil fired Rayburn, electric cooker, integrated cooker, fridge freezer, and dishwasher.

To the dining area there is generous space for large dining table and chairs With a number of Glazed units Offering views to the gardens.

To the ground floor of the property There is under floor heating.

Upstairs there are 3 good sized bedrooms, ensuite bathroom with roll top bath and shower room.

To the outside of the property there are generous lawned gardens and storage shed.

### Services & Expenditure Lettings

Services Connected: Mains Electricity, Private Water, Private Drainage and Oil Fired Central Heating.  
Council Tax Band: D - Please note the owners shall include the council tax within the rent  
Broadband availability: Mbps

### Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £54,000. Should a guarantor be required to support an application, an income of £64,800 would be required.

### Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

### Tenancy Information Portal Link Lettings

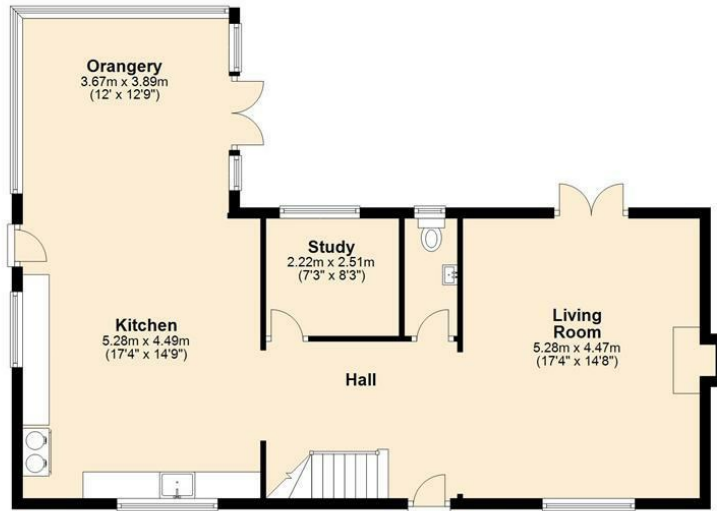
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor

Approx. 82.1 sq. metres (883.5 sq. feet)



### First Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**Ash Meadow, Preston**



**jackson**  
property

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