



## Bluebell Cottage Nicholson Farm

Docklow, Leominster, Herefordshire, HR6 0SL

- Idyllic Cottage
- 2 Bedroom
- Rent includes water
- Ideal for single/couple
- Unfurnished/Part Furnished
- Electric heating
- EPC E
- Private Garden

£775 PCM



### The Property

Situated in a rural location on the outskirts of Docklow this part/unfurnished cottage is part of Nicholson Farm, a working dairy farm. The cottage offers accommodation to include, kitchen/living, 2 Bedrooms and Bathroom. Parking and the use of garden area. Electric underfloor heating on the ground floor and electric panel heaters on the first floor.

### Services & Expenditure Lettings

Services Connected: Mains electricity, water and private drainage.  
Council Tax Band: TBC  
Broadband availability: Mbps

### Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £25,500. Should a guarantor be required to support an

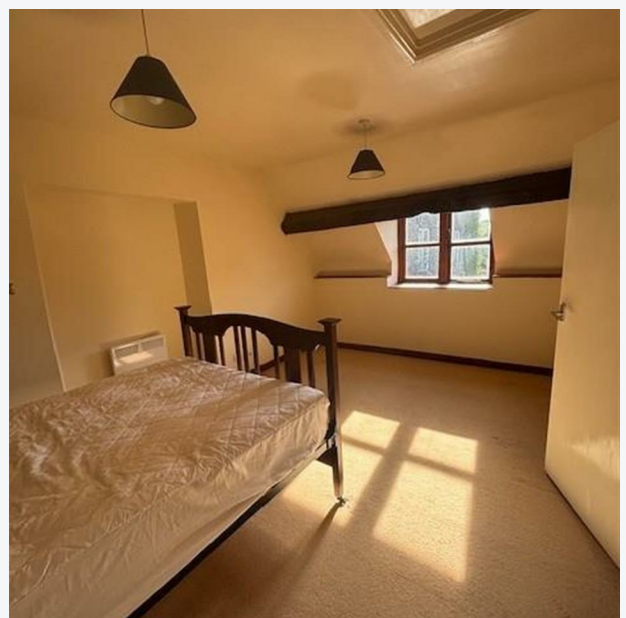
application, an income of £30,600 would be required.

### Viewings Lettings

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

### Tenancy Information Portal Link Lettings

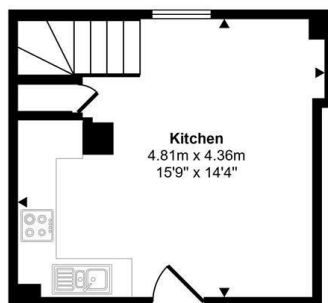
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".



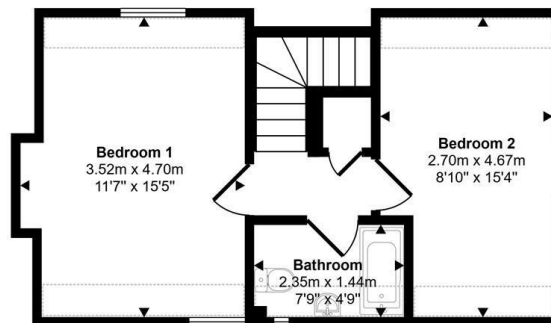





Approx Gross Internal Area  
58 sq m / 622 sq ft



Ground Floor  
Approx 20 sq m / 219 sq ft



First Floor  
Approx 37 sq m / 403 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**jackson**  
property

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