



Lower Hill Farm Cottage

Breinton, Hereford, Herefordshire, HR4 7PB

- Rural Setting
- Three Reception Rooms
- Recently Upgraded Accommodation
- Available For Immediate Occupation Subject To Referencing
- Large Gardens
- Three / Four Bedrooms
- Long Term Let Available
- EPC Rating E

£1,400 PCM



Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the

next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

Side Entrance / Utility Room

uPVC double glazed door to side and uPVC window to rear. Having roll edge worksurfaces, inset sink, smoke alarm, tiled flooring and panel radiator.

Guest WC

uPVC double glazed window to rear. Having close coupled WC and tiled flooring.

Breakfast Kitchen

uPVC double glazed window to rear. With roll edge worksurfaces, stainless steel single drainer sink, base and wall mounted cabinets, range style cooker, storage cupboard housing boiler, splashback wall tiling, vinyl flooring and panel radiator. Space for dining table and chairs. Door off to staircase to first flooring landing and dining room.

Dining Room

uPVC double glazed window to front. Having feature wood burning stove, telephone point, TV aerials, central heating thermostat, under stairs storage cupboard and panel radiator.



Sitting Room

uPVC double glazed window to front. With telephone point, TV point and panel radiator.

Rear Reception Room

uPVC double glazed window to rear. With two useful storage cupboard, smoke alarm, staircase riding to first floor landing and panel radiator.

Rear Hallway

uPVC double glazed door opening out onto the garden. Panel Radiator.

Shower Room

uPVC double glazed window to rear. With large glass panelled shower cubicle, pedestal wash hand basin and vinyl flooring.

WC

uPVC double glazed window to rear. With close coupled WC and vinyl flooring.

First Floor Landing

With doors off, access to loft, smoke alarm and panel radiator.

Bedroom One

uPVC double glazed window to front. A double room with built in wardrobe and panel radiator.

Bathroom

uPVC double glazed window to side, Having close coupled WC, panel enclosed bath with shower over, pedestal wash hand basin, splashback wall tiling and panel radiator.





Bedroom Two

uPVC double glazed window to rear. A double room with telephone point and panel radiator.

Bedroom Three / Study

A through room to Bedroom Four or dressing room / study. uPVC double glazed window to rear and panel radiator.

Bedroom Four

Note - Connecting doors from staircase off rear reception and connecting doors through the Bedroom and Bedroom Three / Study. uPVC double glazed window to rear. A double room with panel radiator.

Outside

The property is set within generous grounds mainly laid to lawn with some mature trees and hedgerow. Benefitting from useful outbuilding / storage facilities,

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £42000

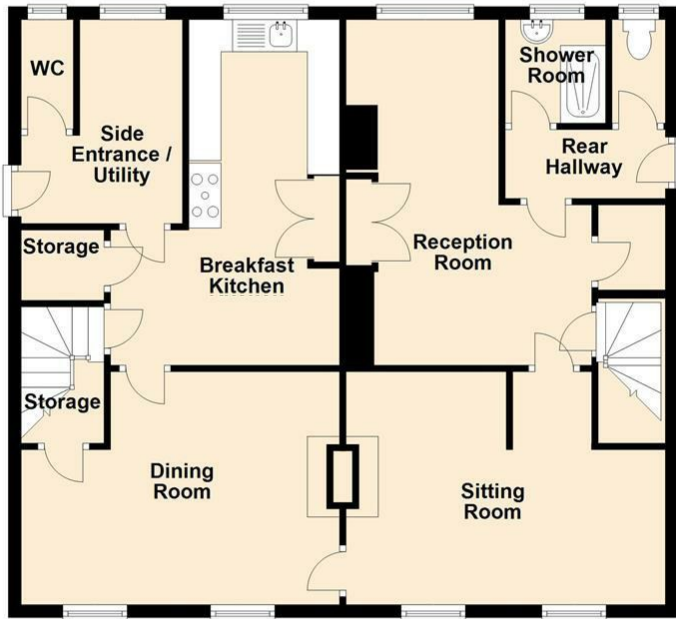
Tenancy Information Portal Link

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".

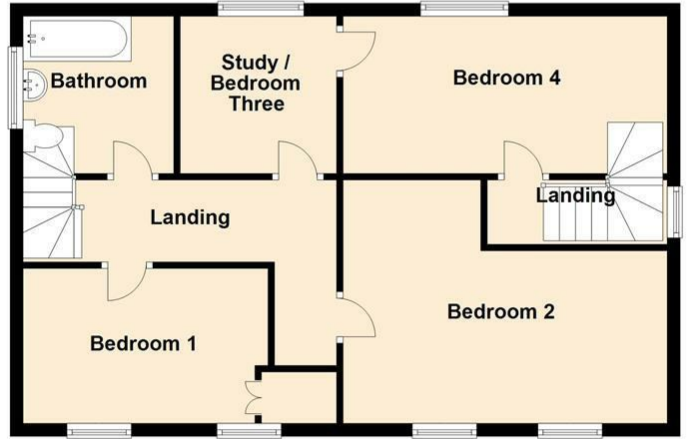
Agents Note

Should you wish to apply for the property your details will be sent to our client Strutt And Parker On behalf Of The Church Commissioners For England

Ground Floor
Approx. 954.4 sq. feet



First Floor
Approx. 662.8 sq. feet



Total area: approx. 1617.2 sq. feet

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Address: 45 Bridge Street
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