



Barn Conversion (EPC Rating: C)

**3 CROSS BARNS, CREDENHILL,
HEREFORDSHIRE, HR4 7DJ**

£995 Per Calendar Month



2 Bedroom Barn Conversion located in Credenhill

| Barn Conversion Situated Within A Popular Village | Two Good Sized Bedrooms | Open Plan Kitchen / Sitting Room | Shower Room | Allocated Parking | Part Furnished | EPC Rating C | Available For Occupation From August 17th 2026 Subject To Referencing |

The Property

The front door opens into the entrance hallway with wall mounted coat hooks, velux style roof window, exposed timbers and beams, tiled flooring, and doors off.

Door through to open plan kitchen with dining area / sitting room.

To the kitchen area there are a selection of base and wall mounted cabinets, sink, 4x ring gas hob, extractor fan, integrated oven, integrated fridge, freezer and dishwasher, square edge worksurfaces, splashback wall tiling, exposed timbers and beams and tiled flooring. There is space for a dining table and chairs.

The sitting area has a feature electric fire recessed to the hearth, TV aerial, exposed timbers and beams and doors leading out. There are two good sized bedrooms and shower room. The shower room offers WC, wash hand basin with storage below and monobloc tap, generous walk-in shower with glass panelling, wall mounted heated towel rail, extractor fan, window to front and tiled flooring.

Outside there is parking available.

Furnishings Included

Items to remain include a corner suite and chair, dining table and chairs and 2x tv cabinets.

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 £29,850.00. Should a guarantor be required to support an application, an income of £35,820.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.

Mains gas central heating.

Council Tax - Band D

Broadband Connectivity - 1000Mbps Download.
1000Mbps Upload - Ultrafast - Source Ofcom

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.

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.



FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)

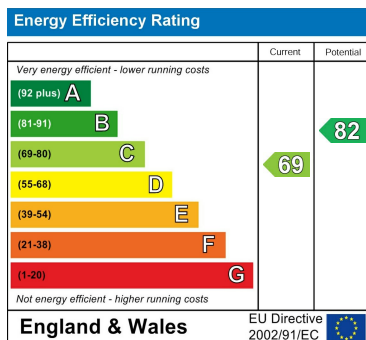


Total area: approx. 58.6 sq. metres (630.5 sq. feet)

Council Tax Band

D

Energy Performance Graph



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<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.

