



## **LOWE FARM COTTAGE MUCH DEWCHURCH, HEREFORD, HR2 8DG**

# **£1,750 Per Calendar Month**



# 3 Bedroom House located in Hereford

| Spacious Accommodation | Countryside Setting | Open Plan Kitchen / Sitting Room / Dining Area | Three Bedrooms | Ensuite Facilities | Newly Fitted Shower Room | Low Maintenance Lawned Gardens | Ample Off Road Parking For a Number Of Vehicles | EPC Rating D | Available For Immediate Occupation Subject To Referencing |

## The Property

Set within the village of Much Dewchurch which is home to the popular Steiner Academy school. The village of Much Dewchurch is approximately located 6 miles south of the Cathedral City of Hereford and is known for its rural walks and scenic views, there is St David's church which is a grade I listed building, accommodation and dining nearby along with nearby attractions to include the Laskett Gardens and Kilpeck church. There is also the popular outdoor pursuit centre HS Activities providing clay shooting, paint balling and laser tag.

An attached property set within traditional Herefordshire countryside offering spacious accommodation along with private lawned gardens, ample off road parking and terrace area with far reaching views.

The entrance door opens into a hallway with staircase rising to first floor landing, wall mounted under floor heating controls, windows to front and doors off.

Having guest WC with WC, wall mounted wash hand basin, extractor fan, tiled flooring and window to front.

Off the hallway is an office/bedroom with windows to side and rear, wall mounted under floor heating controls and wooden flooring.

From the hallway is an open plan sitting/ dining space with feature wood burning stove, wooden flooring, wall mounted under floor heating controls, downlighters and TV point. To the front are bifold double doors opening out onto the front gardens with fantastic far reaching countryside views.



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Through to the kitchen which offers a selection of base and wall mounted cabinets, worksurfaces, sink, electric hob with extractor fan over, integrated oven, telephone point, splashback wall tiling, wooden flooring and windows to front and side. Agents note - Please note the Aga does not form part of the tenancy.

Steps lead up to a rear porch with door leading out and windows to rear. Having wall mounted under floor heating controls, ground source heat pump cupboard, wall mounted coat hooks, downlighters and wooden flooring.

Door through to utility room with base cabinets, space and plumbing for washing machine, space for undercounter condenser drier, wall mounted trip

switches, meters and tiled flooring.

Upstairs there are three double bedrooms, ensuite facilities and a newly fitted shower room.

### **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 £52,500. Should a guarantor be required to support an application, an income of £63,000 would be required.

### **Services And Expenditure**

Services - Mains electricity, private drainage and water. Ground source heat pump.

Agents Note - The electricity supply to the property has a daily standing charge of 0.70p which covers





water and drainage costs for Lowe Farm House. The meters are topped up electronically and on commencement the tenant(s) will be provided with login details in order to credit the account.

Council Tax - TBC

Broadband Connectivity - TBC

### **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.

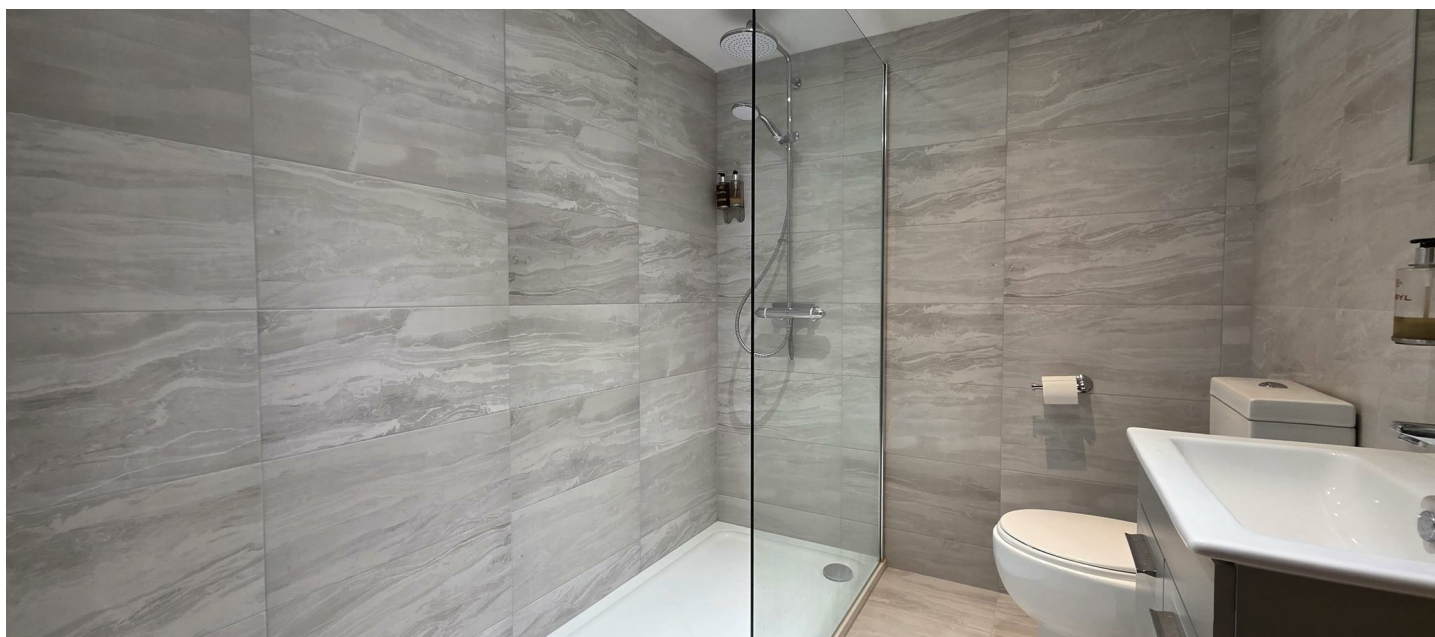
### **Viewings**

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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**Ground Floor**  
Approx. 77.9 sq. metres (838.2 sq. feet)



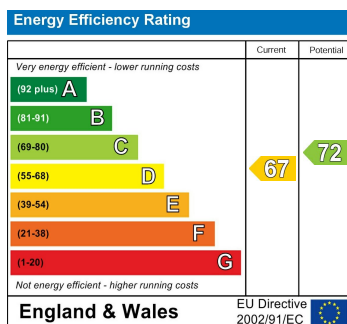
**First Floor**  
Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 134.6 sq. metres (1449.1 sq. feet)  
Lowe Farm Cottage, Much Dewchurch, Hereford

Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<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.

