





House (EPC Rating: D)

HAY BARN COTTAGE COLLINGTON, HR7 4NA

Per Month

£800

Flint & Cook

2 1 1 D

2 Bedroom House located in Collington

2 Bedrooms | Rural Location | Newly Decorated | Garden | Off-road Parking | Tax band B | Let Available Subject To Referencing And Landlords Consent

The property is approached off the drive way with 2 car parking spaces via a door which leads into the hallway, from here door that leads into the

Kitchen
A lovely light and airy room, with a range of modern high gloss cupboards and drawers, ample work surfaces, tiled splash backs, Gas hob and cooker, space for washing machine, space for fridge,, extractor fan, ceiling lights, grey tiled floor, window to front, door leading onto the

Pantry
Tucked under the stairs, with ceiling light, electric fuse board and bolier providing heating and hot water. From here we lead on to the

Living Room
A good-sized room with wooden flooring, ceiling lights and french doors to the

Garden
A courtyard with a graveled area, shed and outside light.

Back in the hallway stairs which lead to

Landing
With carpeted floor, window to rear and door to

Bedroom 1
Double sized bedroom with carpet, light, window to the rear.

Bedroom 2
Double sized bedroom with carpet, light, window to the front.

Bathroom
White suite, comprising of a bath with shower over, low flush WC, radiator, pedestal wash-hand basin, vinyl floor covering, extractor fan, ceiling light and obscure glazed window to front.

Services And Expenditure
Services - Mains electricity, drainage and water. Mains gas central heating.

Hereford County Council - Tax - Band B

Household income and affordability
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £24,000 Should a guarantor be required to support an application, an income of £33,600 would be required.

Permitted payments and Tenancy information
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 01885 488166

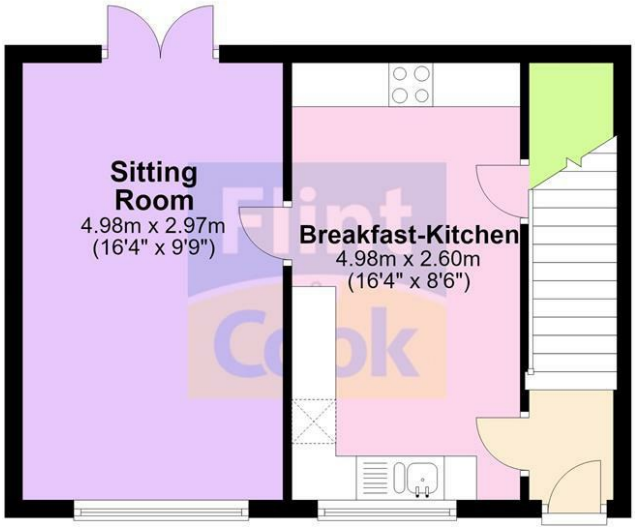






Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



First Floor

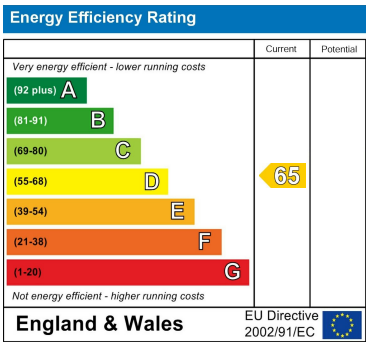
Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 66.2 sq. metres (713.0 sq. feet)

Council Tax Band

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.