

House - Detached (EPC Rating: D)

COACH HOUSE RHYSTONE LANE, LUGWARDINE, HEREFORDSHIRE, HR1 4AP

£1,250 Per Calendar Month



2 Bedroom House - Detached located in Lugwardine

| Detached Coach House | Two Bedroom | Open Plan Kitchen Diner / Sitting Room
| Balcony Seating Area | Shower Room | Low Maintenance Gardens | Attached
Utility Room | LPG Gas Central Heating | Parking Area | EPC Rating C |

The Property

Entrance Hall

With hardwood flooring and radiator, window to front, smoke alarm.

Bedroom 1

Windows to front and rear.

Bedroom 2

Radiator, window to rear, cupboard housing the electric meter, understairs storage area.

Shower Room

Comprising double width tiled shower cubicle with mains overhead and handheld shower fittings, wash hand-basin, WC, ladder style towel radiator and window to rear, extractor fan.

Adjoining the property is a Utility Room

Housing the gas (LPG) central heating boiler and has plumbing for washing machine and space for tumble dryer.

From the entrance hallway a staircase rises to

Kitchen/Dining Area

Handmade oak units with hardwood worktop, sink unit, built-in refrigerator, built-in electric oven, 4-ring hob, breakfast bar, access to eaves storage, smoke alarm, 4 Velux windows, window to side.

Sitting Area

Radiator and double doors to Balcony.

Outside

The property is approached via private driveway leading to a gravelled parking area. To the western side of the property is a garden which is part-lawned and also stocked with ornamental shrubs. To the rear there is a gravelled pathway that then leads to a further gravelled garden area with gas tank.

Services And Expenditure

Services - Mains electricity, private drainage and mains water. LPG gas central heating.

Hereford County Council - Tax - Band A

Broadband Connectivity - 25Mbps Download. 4Mbps Upload - Standard - Source Ofcom

Directions

From Hereford proceed towards Ledbury on the A438, continue over the river bridge into Lugwardine and take the second turning right at a small staggered crossroads into Rhystone Lane (by the church). Proceed for approximately 1 mile and turn left into a private driveway and the property is on the left after 100 yards.

Alternatively the What3Words location is `///cheese.spouting.foiled`

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 £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

Tenancy Information And Permitted Payments

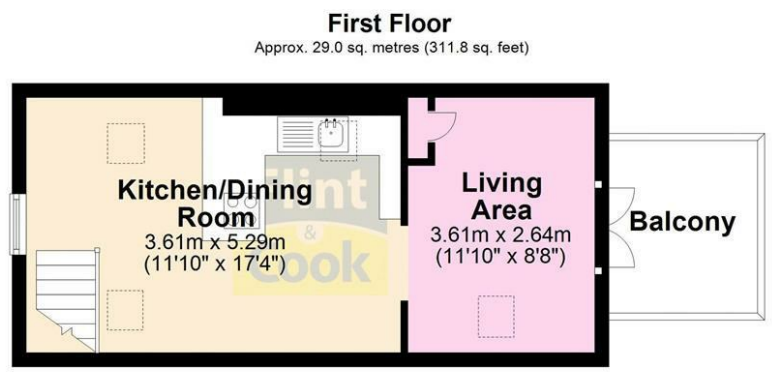
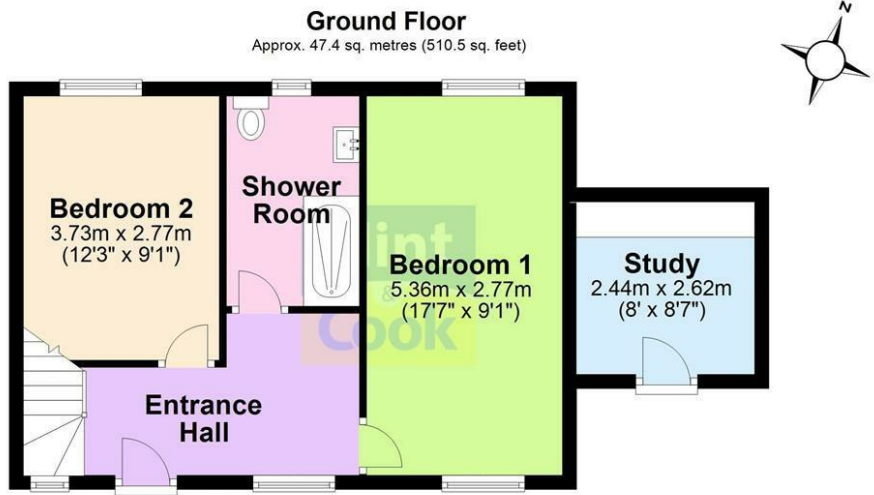
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

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



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

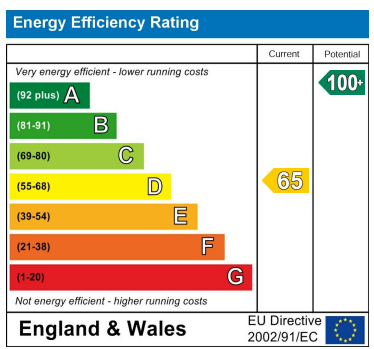


Total area: approx. 76.4 sq. metres (822.3 sq. feet)
This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



Call us on

01432 355455

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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.

