



Bungalow (EPC Rating: D)

**FAIRLEA WOOLHOPE, HEREFORDSHIRE,  
HR1 4QW**

**£1,850 Per Calendar Month**



# 3 Bedroom Bungalow With Annexe Located In Woolhope

| Detached Three Bedroom Bungalow And One Bedroom Annexe |  
Countryside Views | Ample Off Driveway Parking | Low  
Maintenance Gardens | EPC Rating D | Available For Immediate  
Occupation Subject To Referencing And Landlords Consent |

## The Property

A detached bungalow occupying an elevated position with lovely far reaching countryside views. Positioned within a generous plot with ample driveway parking, low maintenance lawns and benefiting from a detached annexe suitable for home working or additional family accommodation.

## The Bungalow

The entrance door opens into a porch and in turn into a hallway with doors off, useful airing cupboard, smoke alarms, broadband connection and telephone point.

The sitting room has double patio doors leading out to the front terrace seating area, along with a feature wood burning stove set on a tiled hearth, TV aerial and two wall mounted panel radiators.

The property offers three double bedrooms all with built in storage. There is also a bathroom having a suite to include a panel enclosed bath, shower cubicle, pedestal wash handbasin, WC, wall mounted cabinet, panel radiator, towel rail, downlighters and vinyl flooring.

One of the main features of the property is the breakfast kitchen offering a lovely open plan arrangement perfect for family living and entertaining. The kitchen area offers a good selection of base and wall mounted cabinets along with integrated appliances to include a dishwasher and fridge freezer units. There is also a double oven, four ring electric hob with extractor over, square edge work surfaces, Belfast style double drainer sink, breakfast bar, downlighters and wooden flooring. To the dining area there are two double glazed windows to side and to front offering countryside and garden views, further storage, space for table and chairs and panel radiator. Located off the kitchen is a walk in cupboard with space and plumbing for washing machine.

Accessed off the kitchen is a side porch with wall mounted coat hooks, electric trip switches, wooden flooring and panel radiator. Off the porch is also a guest WC.

Located within the grounds is a detached annexe offering accommodation of open plan kitchen/diner/sitting room, along with double bedroom and a bathroom upstairs.

The kitchen offers a selection of base and wall mounted cabinets, sink, washing machine, dishwasher, four ring hob, oven, extractor fan, windows to front and side, downlighters and tiled flooring. There is also a useful understairs storage cupboard and TV point.

Upstairs there is a double bedroom along with bathroom, having a panel enclosed bath, vanity style unit with inset basin and WC.

Outside there is an undercover area and depending on requirements, the gardens could also be split allowing a garden space specifically for the annexe accommodation along with ample space to remain with the bungalow.

## The Annexe

Located within the grounds is a detached annexe offering accommodation of open plan kitchen/diner/sitting room, along with double bedroom and bathroom upstairs.

The kitchen offers a selection of base and wall mounted cabinets, sink, washing machine, dishwasher, four ring hob, oven, extractor fan, windows to front and side, downlighters and tiled flooring. There is also a useful understairs storage cupboard and TV point.

Upstairs there is a double bedroom along with bathroom, having a panel enclosed bath, vanity style unit with inset basin and WC.

Outside there is an undercover area and depending on requirements, the gardens could also be split, allowing a garden space specifically for the annexe accommodation along with ample space to remain with the bungalow.

## Services And Expenditure

Services - To the bungalow is an air heat source pump, mains

water and drainage. The annexe has mains electricity, drainage and water with oil fired central heating.

Hereford County Council - Tax - Band E

Broadband Connectivity - 1800Mbps Download. 900Mbps Upload - Ultrafast - Source Ofcom

#### **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 £55,500. Should a guarantor be required to support an application, an income of £66,600 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**

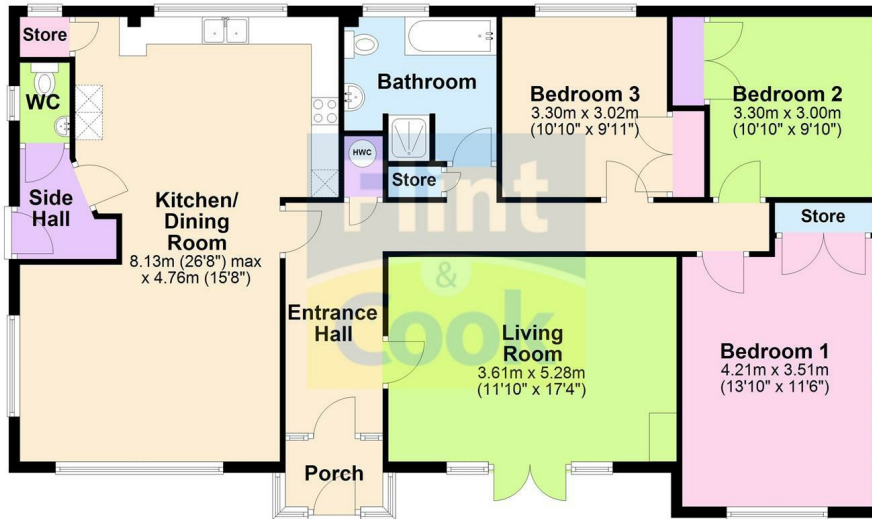
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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



**Ground Floor**  
Approx. 131.4 sq. metres (1414.2 sq. feet)



Total area: approx. 131.4 sq. metres (1414.2 sq. feet)

**Ground Floor**  
Approx. 22.4 sq. metres (241.0 sq. feet)



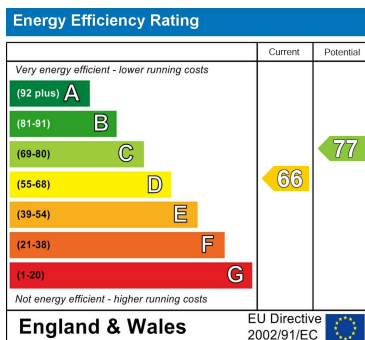
**First Floor**  
Approx. 22.4 sq. metres (241.0 sq. feet)



Council Tax Band

**E**

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.

