

TO LET

£950 pcm

2 Forge Cottages, Staunton-on-Arrow, Leominster HR6 9HR

A lovely two-bedroom refurbished barn conversion in a pretty rural location on the Herefordshire border.



2 bedrooms | Rural village location | Garden | EPC E | Available now

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Black Birches, Hadnall
Shrewsbury, SY4 3DH

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The cottage is in the pretty village of Staunton-on-Arrow in Herefordshire not far from the Welsh border. The village is about 9 miles west of the market town of Leominster. There are primary schools nearby at Pembridge and Shobdon and further schools including renowned Lucton not far away. It is just over 2 miles to the A44 leading to Leominster which has plenty of further amenities including schooling, shopping, leisure and medical facilities. There is a hospital at Hereford which is about 19 miles south of the cottage.

The terraced cottage has recently been refurbished and is a lovely stone converted barn with 2 double bedrooms, one en-suite shower room and a family bathroom with bath with shower over. There is a kitchen with peninsula island and open plan dining area with patio doors to outside. The separate living room has a log burner.

There is a small patio area and enclosed garden laid to lawn to the rear of the property. There is parking at the front of for one car.

Services: Mains electricity (smart meter) and water, private drainage, electric wall heaters (rent is exclusive of services) and log burner.

Furnishings: The cottage is available either furnished or non-furnished. Please contact us for a schedule of the furniture & goods included in a furnished let.

Tenancy: The property is available on an Assured Periodic Tenancy agreement.

Rent: The rent is £950 per calendar month and is payable monthly in advance by standing order. The deposit is £1096 (held in an approved scheme) and will be returned at the end of the tenancy subject to the inventory and check out process. The tenant to contact service providers – the Landlord will submit meter readings where relevant.

General

- Viewings strictly by appointment only.
- Sorry we are unable to accept smokers.
- Local Authority: Herefordshire Council.
- Council Tax Band: B.
- EPC E.
- Prospective tenants will be required to initially complete an enquiry form prior to any viewing being organised. All tenants will be required to undergo credit and referencing checks.

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