



House (EPC Rating:)

THE MOUSEHOLE RHYSTONE LANE, LUGWARDINE, HEREFORDSHIRE, HR1 4AW

Per month

£1,500 Per month



3 Bedroom House located in Lugwardine

| Detached Property Situated Within A Popular Village | Two Reception Rooms | Modern Open Plan Breakfast Kitchen | Range Style Cooker And Integrated Dishwasher | Garden Room | Low Maintenance Front And Rear Gardens | Driveway Parking With Gated Access | EPC Rating TBC | Available For Immediate Occupation |

The Property

A detached property set within the popular village of Lugwardine with wooded outlooks set opposite to the church. The property offers an enclosed driveway with garden, storage shed, gravelled and lawned areas. To the rear of the property is a courtyard style gravelled garden for ease of maintenance.

The entrance door opens into breakfast kitchen with windows to front and side. Having a selection of base and wall mounted cabinets, along with integrated appliances to include a Rangemaster cooker with extractor fan over and dishwasher. There is also worksurfaces, sink, splashback wall tiling and wooden flooring. There is a preparation island with cupboards, wine cooler and breakfast bar dining.

Off the kitchen is the sitting room with windows to front and side, along with double patio doors to rear. There is a feature wood burning stove, tv aerial, panel radiator and wooden floor.

There is a second reception room off the kitchen which could be used as a formal dining room or study with double patio doors leading out to the front garden/ driveway.

To the rear of the property is a garden room with an abundance of natural light, double patio doors leading out, feature woodburning stove and stone flooring. A door leads through to utility room with space and plumbing for washing machine, Worcester boiler along with wall mounted shelving, worksurfaces, stone floor and door leading out to the gardens.

Upstairs there are three bedrooms with the master bedroom offering built-in storage and wardrobes along with ensuite having a shower, WC and sink.

There is also a separate house shower room with large glass panelled shower, WC, wash hand basin,

recessed storage, splashback wall tiling and tiled flooring.

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 £45,000. Should a guarantor be required to support an application, an income of £54,000 would be required.

Services And Expenditure

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

Council Tax - Band E

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

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

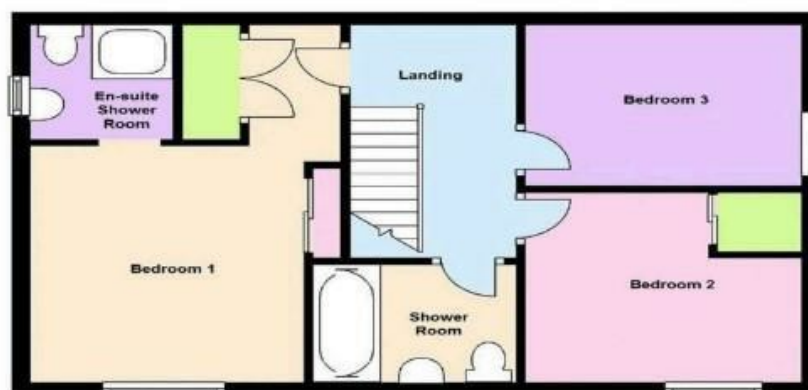
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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



First Floor



Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

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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.

