



House (EPC Rating:)

TOLL BAR COTTAGE, SANDY CROSS, EDVIN LOACH, BROMYARD, HR7 4PL

Per Month

£1,150 Per



3 Bedroom House located in Bromyard

| 3 Bedroom Character Property | Attractive Gardens | Rural Location | Oil Fired | Double Garage | Parking for Several Cars | Available For Occupation Subject to Referencing and Landlord Approval |

The property is approached off generous enclosed driveway via a door which leads into the

Entrance Hallway

A Spacious lobby with windows and ceiling lights and opening to the

Dining Room

A lovely spacious room, with beam features, dark grey slate tile flooring, window to side, French doors onto patio and garden, from here lead onto the

Kitchen

A character room with a range of cupboards and drawers, dark green Rayburn, ample work surfaces, tiled splash backs, Belfast sink cooker, space for washing machine, space for fridge, extractor fan, ceiling lights, dark grey slate tile flooring, window to rear, from here lead onto the

Living Room

A good-sized room with character features, carpet, Electric stove, ceiling lights and window to side.

Stairs lead from the entrance hallway to the

Landing

Carpeted and with ceiling lights.

Bedroom 1

Double sized bedroom, carpet, light, window to the side.

Bedroom 2

Double sized bedroom, carpet, light, window to the side.

Bedroom 3

A second bedroom currently being used as a study, carpet, light, window to the front.

Shower Room

White suite, comprising walk-in shower, low flush WC, radiator, pedestal wash-hand basin, tiled walls and flooring, extractor fan, ceiling lights.

Services

Mains electricity and water. Septic tank and oil fired gas central heating.

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 £34,500. Should a guarantor be required to support an application, an income of £48,300 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

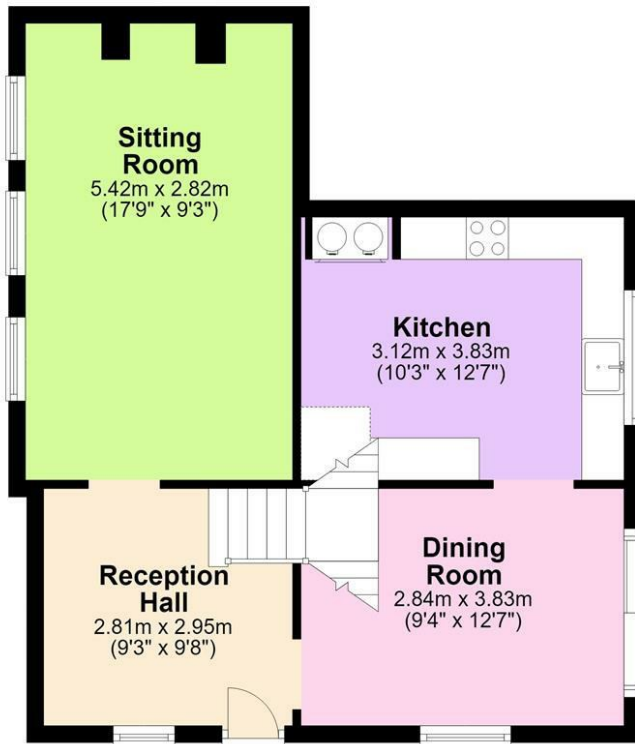
Viewings are strictly through the agent. To book a viewing please call our lettings department 01885 488166



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

Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor

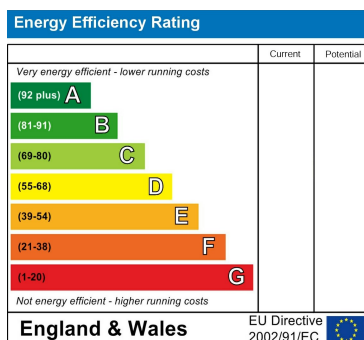
Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 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.