





House (EPC Rating: D)

3 MEADOW DRIVE, CANON PYON, HEREFORD, HR4 8NT

£1,100 Per Calendar Month

Flint & Cook

3 1 1 D

3 Bedroom House located in Hereford

| Three Bedrooms | Downstairs Cloakroom | Utility | Lounge / Dining Room | Carport / Workshop | Driveway | Rear Garden | Garden Office / Summerhouse | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating D |

The Property

Entrance Hall with wood-effect flooring, radiator, carpeted stairs leading to the first floor, useful understairs storage cupboard and doors leading into the accommodation. and onto the downstairs cloakroom fitted with a low-flush WC and vanity wash hand basin with storage beneath and tiled splashback. There is also a wall-mounted fuse box and double-glazed window to the front aspect. Leading to a spacious and versatile reception room with wood-effect flooring, dual-aspect double-glazed windows to the front and rear, two radiators, two ceiling light points and a feature wood-burning stove creating an attractive focal point. There is ample space for both living and dining furniture, with a hatch opening into the kitchen. Fitted with a range of matching wall and base units with ample work surfaces over and tiled splashbacks. There is a one-and-a-half bowl sink and drainer unit, freestanding electric cooker with extractor hood over, floor-mounted oil central heating boiler and a double-glazed window and door leading to the rear utility/storage area. A useful additional space with plumbing and provision for a washing machine, providing access to the covered carport and adjoining storage/workshop area.

Stairs leading to the first floor landing with a large double-glazed window providing natural light, access to the loft space, ceiling light point, airing cupboard and doors leading to the bedrooms and shower room. Bedroom one is a spacious double bedroom with fitted carpet, radiator, ceiling light point and double-glazed window with fitted blind. Off the landing is a second generously proportioned double bedroom with fitted carpet, radiator and double-glazed window enjoying fantastic views towards the surrounding countryside and a further double bedroom with fitted carpet, radiator and double-glazed window overlooking the rear aspect. Further to the bedrooms is a newly installed, contemporary shower room comprising a large walk-in shower enclosure with mains-fed rainfall shower head and panelled surround, vanity wash hand basin with storage beneath and low-flush WC.

To the front, the property benefits from a large tarmac driveway providing ample off-road parking, together with access to the covered carport and adjoining workshop/storage facilities.
The property enjoys an enclosed rear garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The garden also provides access to the detached office/summerhouse which is a particularly useful addition to the property, offering versatile space suitable for a home office, hobbies or occasional recreational use. The building benefits from fitted carpet, ceiling light points and double-glazed windows.

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 £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Services And Expenditure

Services
Mains electricity, drainage and water. Oil filled central heating.

Hereford County Council
Tax - Band C

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom
1000Mbps Download. 1000Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
EE - Good outdoor and in home. 80% are able to make a video call /stream.
Three - Variable outdoor. 72% are able to make a video call /stream.
O2 - Variable outdoor. 72% are able to make a video call / stream.



Vodafone - Good outdoor and in home. 77% are able to make a video call / stream

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

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

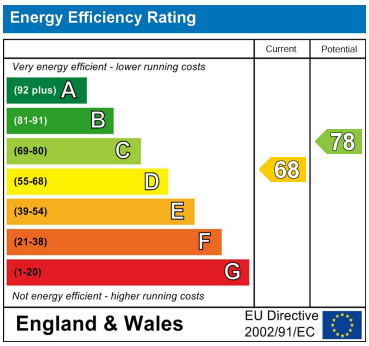




Council Tax Band

C

Energy Performance Graph



Call us on

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lettings@flintandcook.co.uk

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.