



Flat (EPC Rating: E)

**FLAT, 20 SOUTH STREET, LEOMINSTER,  
HR6 8JB**

**£740 Per Calendar Month**



# 2 Bedroom Flat located in Leominster

| Spacious Accommodation Set Over Three Floors | Set Close To Local Amenities And The High Street | Kitchen | Sitting Room | Two Bedrooms | Bathroom | Rear Courtyard Garden With Storage | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating E |

## The Property

From the ground floor a door opens into a hallway with window to rear, staircase rising to first floor, space and plumbing for washing machine and vinyl flooring. The first-floor landing area has a useful recessed storage space and doors off. The bathroom can be found off the first-floor landing with panel enclosed bath, WC, shower cubicle and wash hand basin along with uPVC double glazed window to side.

From the first flooring landing steps lead up into the kitchen, which offers a selection of base and wall mounted cabinets, a four-ring electric hob, integrated oven, sink, panel radiator, vinyl flooring, spotlighting and windows to side and rear. There is also a useful storage cupboard housing boiler system. Off the kitchen is a further landing with staircase rising to the second-floor landing.

The sitting room has a uPVC double-glazed window to front, space for three-piece suite and panel radiator. The second-floor landing has a panel radiator and doors off to the bedrooms. The main bedroom is to the front and is a generous double room with uPVC double glazed window and panel radiator.

The second bedroom is to the rear and is also a double room with windows to side and rear, a timber clad ceiling, panel radiator, and wood effect laminate flooring.

To the rear of the property is an outdoor seating area and garden store.

## 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 £23,250.00. Should a guarantor be required to support an application, an income of £31,500.00 would be required.

## Services And Expenditure

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

Council Tax - Band A

Broadband Connectivity - 2300Mbps Download. 2300Mbps 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

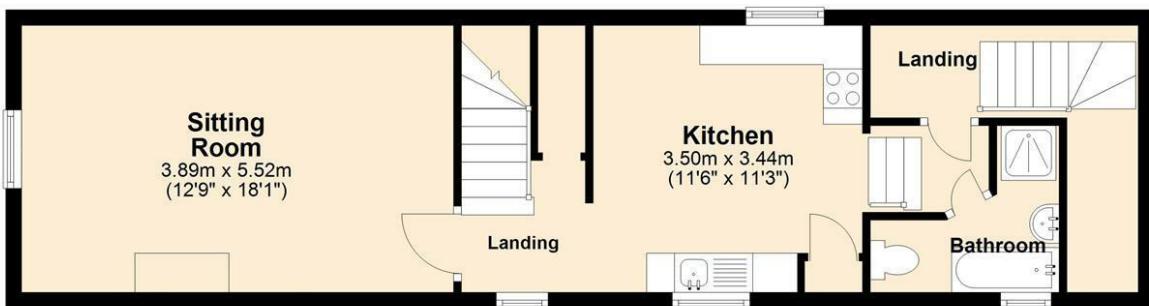
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

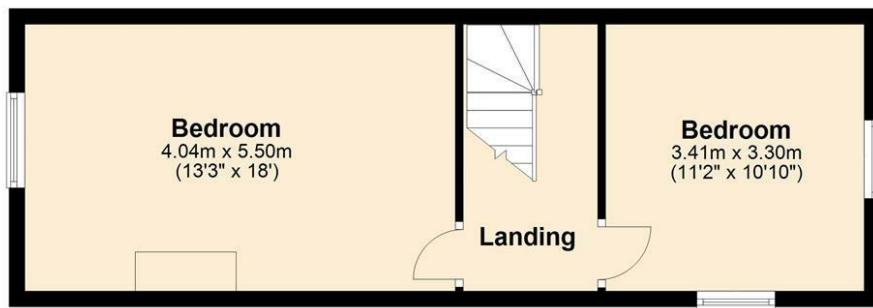
## First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



## Ground Floor

Approx. 5.7 sq. metres (61.3 sq. feet)

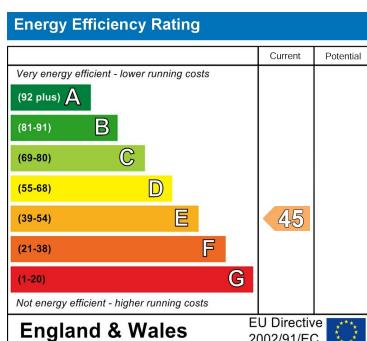


Total area: approx. 94.3 sq. metres (1015.1 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto: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.