





House - Terraced (EPC Rating: D)

10 WELLBROOKSIDE, PETERCHURCH, HEREFORDSHIRE, HR2 0SR

Per Calendar Month

£925 Per

Flint & Cook

3 1 1 D

3 Bedroom House - Terraced located in Peterchurch

| Popular Herefordshire Village | Terraced Property | Three Bedrooms | Kitchen Diner | Sitting Room | Well Presented Accommodation | Enclosed Low Maintenance Rear Gardens | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consents |

Ground Floor
With composite entrance door leading into the

Entrance Hall
With wood flooring, ceiling light point, carpeted stairs leading up, double glazed windows and doors to the

Living Room
With wood effect flooring, electric fireplace and surround, central ceiling light, coving, wall mounted electric heater and double glazed french doors to the rear garden.

Kitchen/Dining Room
A modern fitted kitchen/dining room with a range of base and wall mounted units, square edge worksurfaces, sink, space and plumbing for a washing machine and dishwasher, space for a freestanding fridge/freezer, a four ring induction hob and integrated oven below with extractor hood over, space for table and chairs, tiled floor, double glazed window to the front, spotlights and doors to front and rear.

Bathroom
Three piece suite comprising bath with handheld shower attachment and part tiled surround, low flush w/c, wash hand basin with storage under, chrome heated towel rail, double glazed window and spotlights.

First Floor Landing
With doors off, two double glazed windows and airing cupboard housing hot water tank.

Bedroom One
A double bedroom with fitted wardrobes with sliding doors, spotlights, a feature decorative fireplace, wall mounted electric heater and double glazed window to the rear with countryside views.

Bedroom Two
A double room with window to rear, wall mounted electric heater and wooden flooring.

Bedroom Three
Window to front and wall mounted electric heater.

Outside
To the front a wooden gate opens onto a low maintenance front garden laid to stone with access to both front doors and with a useful storage shed. To the rear there is a low maintenance enclosed garden with decked area and gravelling. There is a fitted bench seat with planters, a useful storage shed and additional potting shed. There is also allocated parking near to the property.

Directions
Proceed south out of Hereford City on the A465 Abegavenny Road turning right signposted to Clehonger, follow the signs to Kingstone and Peterchurch. On entering the village of Peterchurch, take the first turning right sign-posted to Stockley Hill and then first right into Wellbrookside.

Services And Expenditure
Services - Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Hereford County Council - Tax - Band B

Broadband Connectivity - 1800Mbps Download. 220Mbps 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.



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 £27,750.00. Should a guarantor be required to support an application, an income of £33,300.00 would be required.

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.

Viewings

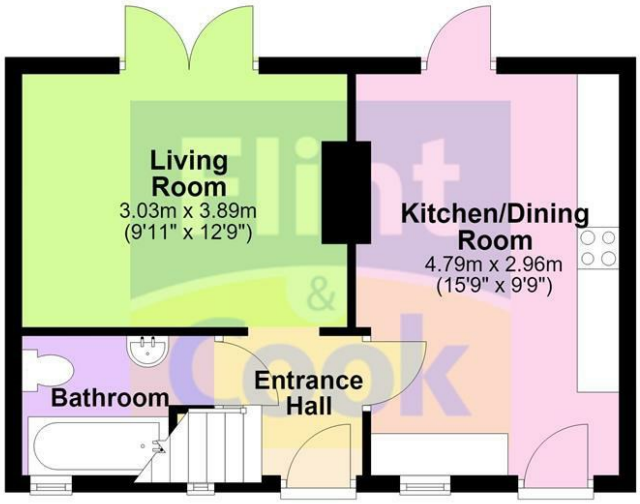
In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.





Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)

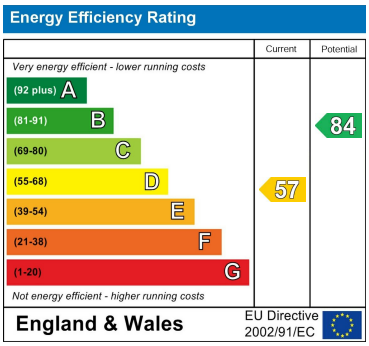


Total area: approx. 67.7 sq. metres (728.4 sq. feet)

Council Tax Band

B

Energy Performance Graph



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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.