CHURCH HOUSE

STAUNTON-ON-WYE, HEREFORD HR4 7NE

£1,800 PER CALENDAR

| Spacious Accommodation | Countryside Setting | Open Plan Kitchen / Dining Area | Spacious Lounge With Wood burning Stove | Six Bedrooms | Shower Room & Bathroom | Low Maintenance Lawned Gardens | Ample Off Road Parking For a Number Of Vehicles | EPC Rating E | Available For Immediate Occupation Subject To Referencing |

Flint & Cook

CHURCH HOUSE

• Detached House • Six Bedrooms • Available Immediately • Popular Village Location • Oil Fired Central Heating & Double Glazing • EPC - E • Garden, Countryside Views & Driveway Parking

The Property

Set within the popular village of Staunton on Wye, offered for immediate occupation is this substantial six bedroom detached property. Within the village there is an active community with primary school, village hall, public house, great access to Oakchurch Farmshop and set 10 miles west of Hereford City.

Upon entering the property welcomes you through a porch into a spacious entrance hall with a panelled radiator and staircase rising to the first floor. Doors lead to a substantial triple-aspect lounge featuring exposed beams and an attractive woodburning stove set within a brick surround — creating a warm and characterful living space.

The large kitchen/diner is fitted with a range of wall and base units, complemented by an Aga and additional freestanding cooker. There is ample space for family dining, along with a generous pantry cupboard for storage. A door leads through to the utility room, which includes a Belfast sink, space and plumbing for a washing machine and tumble dryer, a cupboard housing the boiler, and a convenient downstairs WC. From here, there is access to a private rear courtyard.

Also on the ground floor is a well-appointed study, complete with fitted shelving, desk unit, and a window overlooking the front of the property — ideal for home working.

Upstairs, the property offers six well-proportioned bedrooms, served by a family bathroom and a separate shower room.

Outside the property benefits from driveway parking and a good sized area of lawn, small courtyard and fantastic countryside views.

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 £54,000. Should a guarantor be required to support an application, an income of £64,800 would be required.

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.

Services and Expenditure

Services - Mains electricity, drainage and water. Oil-fired central heating.

Agents Note - Church house and the neighbouring property share electric and water. The electric is sub metered so monthly readings are required alongside a contribution towards the water.

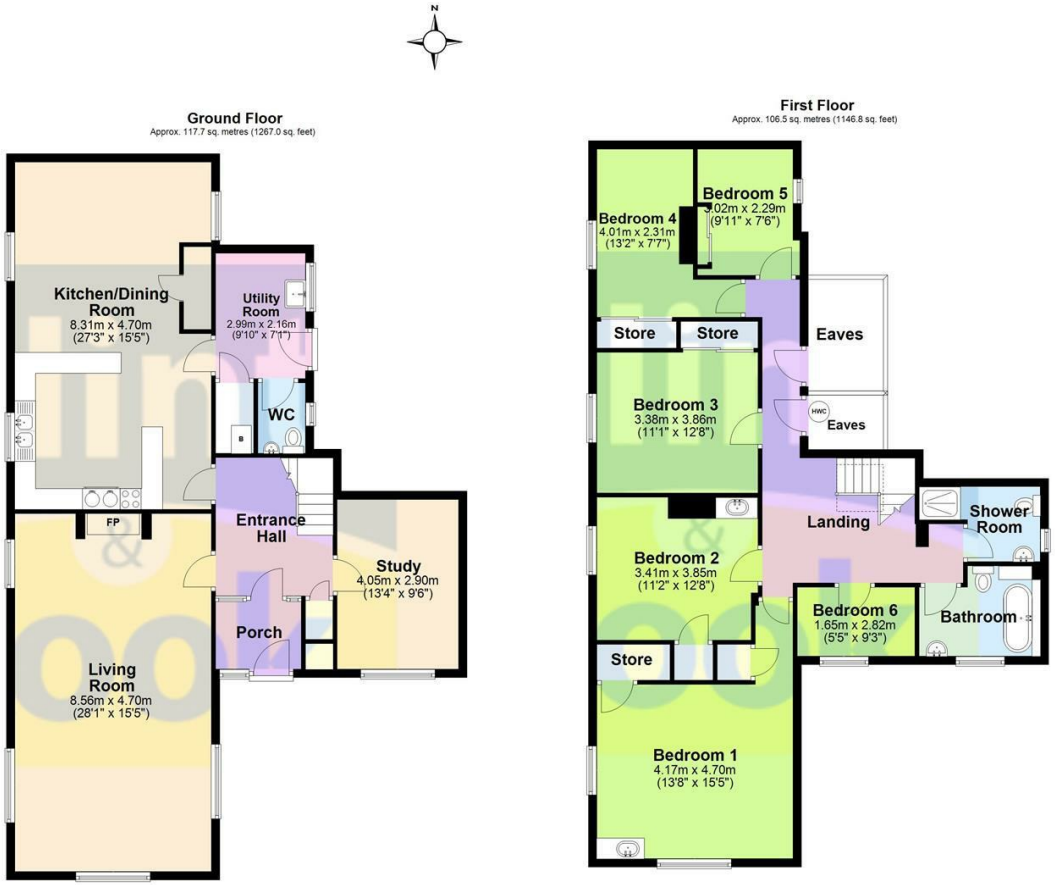
Council Tax - TBC

Broadband Connectivity - TBC

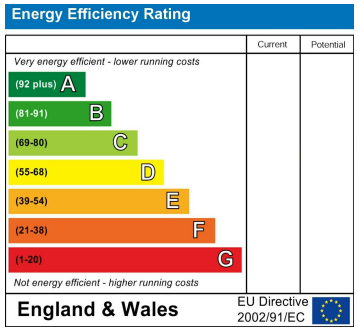
Viewings

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

CHURCH HOUSE



Total area: approx. 224.3 sq. metres (2413.8 sq. feet)



EPC Rating: Council Tax Band:

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/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk