



Old Orchard House, Broad Street, Weobley, Hereford, Herefordshire, HR4 8SA

£1,200 PCM

jackson
property

Old Orchard House Broad Street

Weobley, Hereford HR4 8SA

Attractive 4 Bedroom Boarder Oak Property
| Recently Re-decorated | Large Studio
Space | 3 Reception Rooms | 3 Bathrooms |
Utility & Wetroom | Private Gardens |
Garage & Parking

- Attractive Boarder Oak Property
- Large Studio Space
- 4 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Utility & Wetroom
- Private Gardens
- Garage & Parking
- Available Now
- EPC Rating C

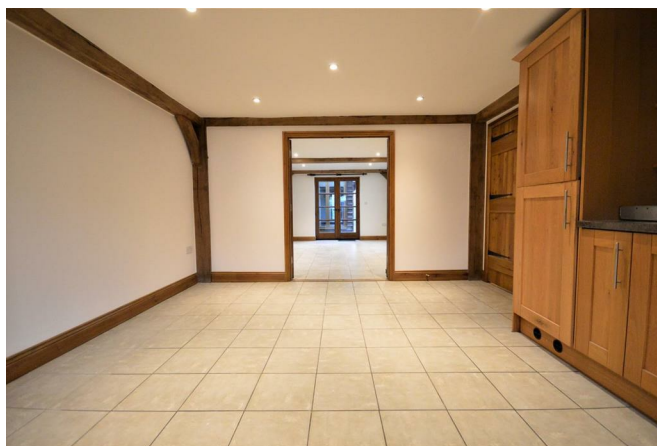
£1,200 PCM

To arrange a viewing please contact us on

t. 01432 344 779

lettings@bill-jackson.co.uk

www.bill-jackson.co.uk



Attractive 4 Bedroom Boarder Oak Property | Recently Re-decorated | Large Studio Space | 3 Reception Rooms | 3 Bathrooms | Utility & Wetroom | Private Gardens | Garage & Parking

Situation

Located in the sought after and picturesque village of Weobley. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general stores, butchers, tea rooms, pub and restaurant, together with popular primary and secondary schools, doctor and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.

Description

The property itself blends the traditional craftsmanship of an oak framed house with the comforts of being well insulated being fully double glazed and centrally heated. The accommodation is set over two floors including an entrance hall with doors into the living room with a feature inglenook fire place and French doors opening out to the garden. The family kitchen/breakfast room is a lovely space with a wealth of exposed oak timbers and includes a fully fitted kitchen, space for dining table and door to the utility room and wet room. The impressive studio is situated to the rear and has an abundance of light with windows to three aspects and french doors onto the garden. There is a separate reception room which could make for a more formal dining space if needed, having french doors out the the patio area.

An oak staircase leads up to the first floor with doors off to the master bedroom with dual aspect windows and fitted en suite shower room, There are two further double bedrooms and a good size single bedroom. There are two bathrooms in the form of a 4 piece suite in the family bathroom and a separate shower room.

Outside the mature gardens have been thoughtfully landscaped including a large patio sweeping around the rear of the house as well as mature trees and boarders. There is a private driveway that leads to the rear of the property and the garage area.

Council Tax

Herefordshire Council - Band F - £2707.16 payable 2019/20

Services

Mains Water, Electricity and Drainage, Oil Heating

Client Money Protection

Jackson Property are members of Property Mark Client Money Protection. Further information is available upon request.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £36,000

Permitted Payments

Upon application you will required to pay a Holding Fee. This is equivalent of one weeks rent. Providing the tenancy goes ahead, this will be deducted from the first month's rent, which are due before you move in (see below). In the event that the landlord declines to grant the tenancy, it will be refunded to you in full.

However, the holding fee will be non-refundable if you decide not to proceed for any reason, or if you fail to provide complete and accurate information in your application.

Jackson Property advise that you look at your credit score before any application, this is to ensure you have an acceptable and up to date credit file.

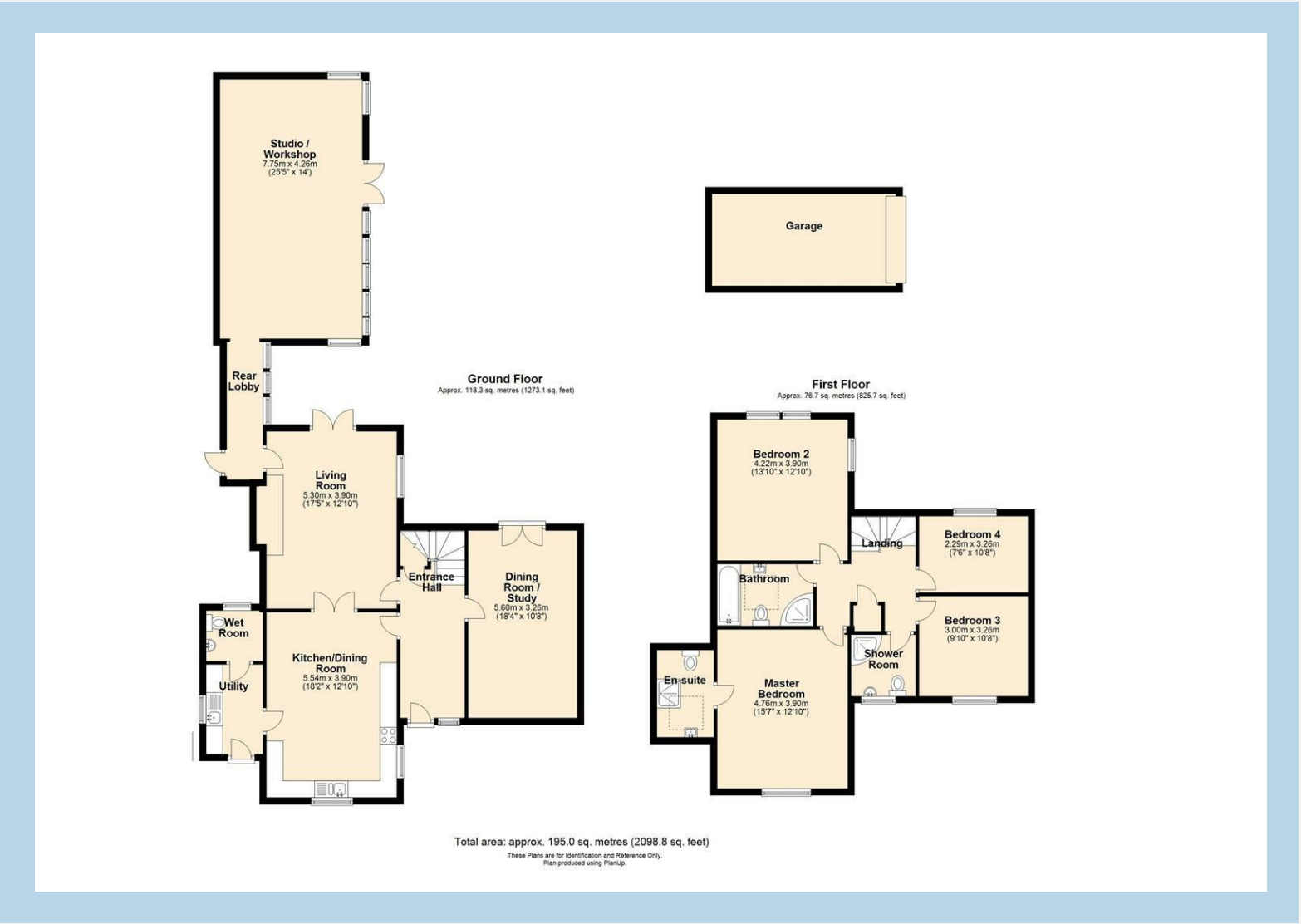
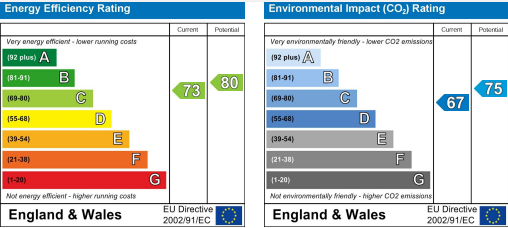


Redress Scheme
Jackson Property are a member of The Property Ombudsman and therefore adhere to their Code of Practise. A copy of the Code of Practise is available on request.

Tenancy Commencement
Once we receive your holding deposit the tenancy agreement will commence within a 15 day period, subject to referencing and landlords approval. The initial holding deposit will be deducted from the balance required at commencement of the tenancy. Should an alternative date, from either party, be beyond the 15 day deadline for commencement of the tenancy or you do not agree to the holding deposit to be used, please inform us in writing so we can confirm the amended agreement.

Tenancy Deposit
A security deposit totalling 4 weeks rent will normally be required. This deposit will be treated in accordance with the Tenancy Deposit Scheme regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used. The deposit is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.

Viewings
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.