



The Bank

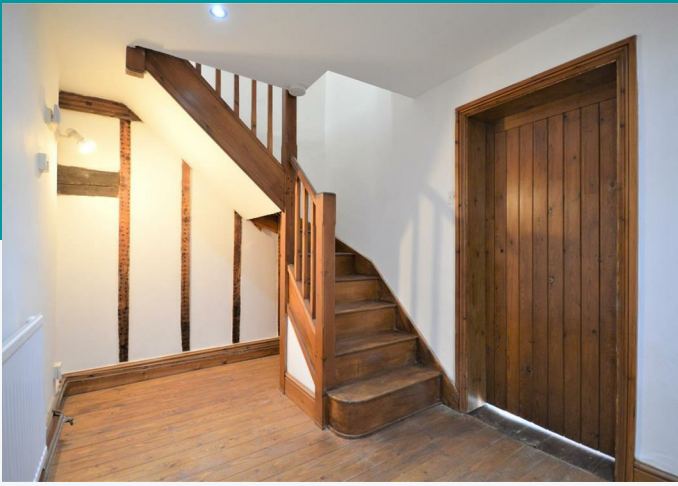
Preston-On-Wye, Hereford, Herefordshire, HR2 9JU

- Detached Country Residence
- Three Reception Rooms
- Vegetable Plot
- Three Bedroom Home
- Outbuildings

£1,100 PCM

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45 Bridge Street
Hereford
Herefordshire
HR4 9DG



Situation

Set in the Western Village of Preston on Wye, there is easy access to the village hall, tennis courts, church, local pub and chapel with lovely rural walks nearby as the property lies on the outskirts of the Golden Valley area. The neighbouring villages of Kingstone and Madley have a wider range of amenities which include doctors surgery, public houses, primary and secondary schooling and golf course.

Description

Entered via an original porch into the Entrance Hall, having open staircase to the first floor and doors to the lounge and snug space.

The lounge has dual aspect windows looking over the gardens and a feature fireplace. Agent's Note: The log burner may be removed to leave an open fire or an inset electric heater. This will be confirmed prior to occupation.

The snug opens into the kitchen dining space. Having exposed beams, feature fireplace with log burner, French doors onto the patio area and access to the utility space. The kitchen has a range of storage cupboards, Range cooker, Belfast sink and dual aspect windows with far reaching views countryside.

Off the Dining space is the study with exposed stone flooring and dual aspect windows, there is a downstairs WC and utility area/boot room with floor mounted boiler.



To the first floor there is a large landing space, two double bedrooms and one single bedroom and a family four piece bathroom. Bedroom 2 has dual aspect views looking over countryside.

Outside & Buildings

The property has a selection of outbuildings; there is a vegetable plot, garden and parking.

Council Tax

Herefordshire Council - Band E

Services

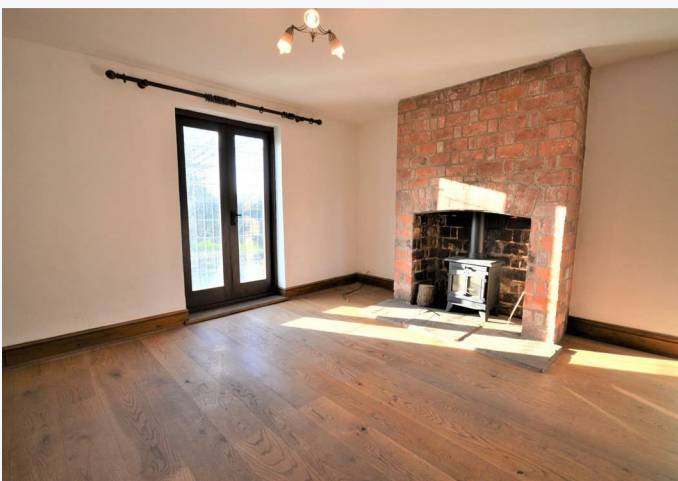
Mains Electricity, Private Drainage (Septic Tank), Mains Water, Oil Heating

Viewings

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

Directions

Proceed out of Hereford City via Kings Acre heading west on the A438. Upon reaching Bridge Sollers turn left. Proceed over the river bridge and continue along the road for approximately 1 mile and then turn right at signposted Lulham. Continue along this road until reaching Preston On Wye proceeding through the village. A short distance after leaving the village a Jackson Property pointer board will denote a right hand turning where the property can be found at the end of the lane.





Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £33,000

Client Money Protection

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

Permitted Payments

Upon application you will be required to pay a Holding Fee. This is equivalent of one week's 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 Practice. A copy of the Code of Practice is available on request.



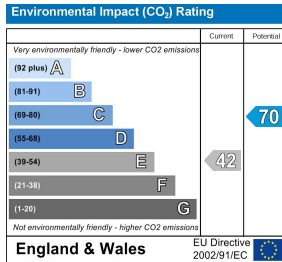
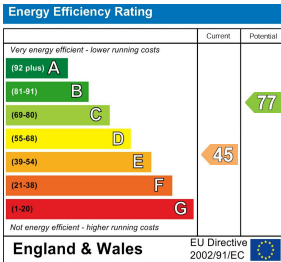
Tenancy Commencement

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.





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