



## The Bank

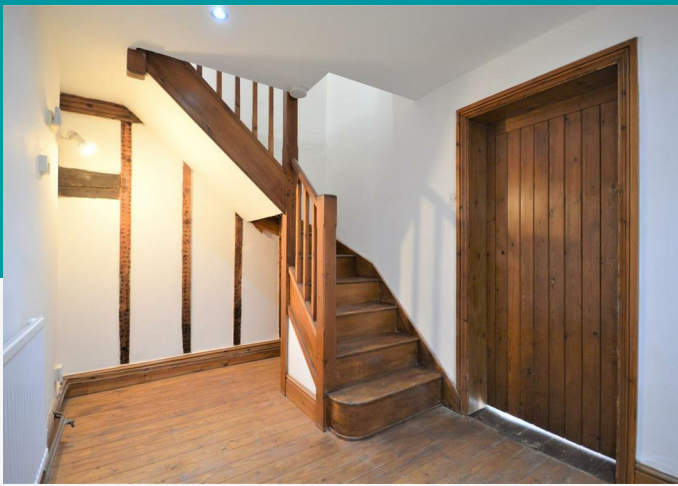
Preston-On-Wye, Hereford, Herefordshire, HR2 9JU

- Detached Property With Views
- Three Bedrooms
- Outbuildings
- Good Sized Gardens
- Available For Occupation Mid April 2021
- Rural Position
- Three Reception Rooms
- Parking Area For Several Vehicles
- EPC E
- Pets Accepted

£1,300 PCM

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45 Bridge Street  
Hereford  
Herefordshire  
HR4 9DG



## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

## 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.

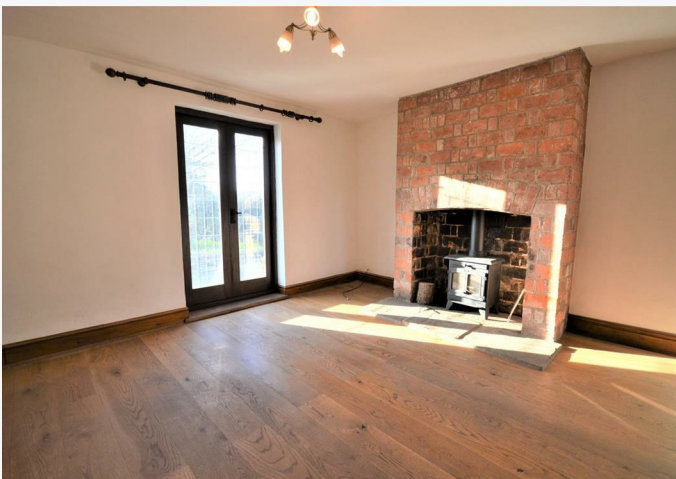
## Description

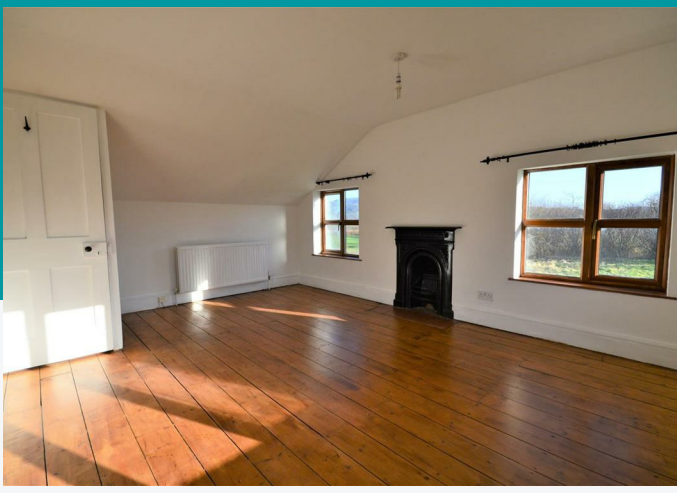
Entered via an original porch into the Entrance Hall, having open staircase to the first floor and doors to the lounge and snug space.

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; good sized garden with chicken run, additional 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 £39,000

### Tenancy Information Portal Link

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website , this information can be found at the foot of the page titled "Additional Costs".





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 45                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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