





House - Detached (EPC Rating: A)

29 SPRINGFIELD, PENCOMBE, HR7 4ST

Per Month

£1,500 Per

Flint & Cook

3 3 1 A

3 Bedroom House - Detached located in Pencombe

Detached house | Popular Village Location | Stunning open-plan living accommodation | Downstairs WC/utility room | 2 bedrooms with en-suite shower rooms | further bedroom and separate family bathroom | Large garden bordering stream | Separate garage with outside entertainment/play room/studio | Oil-fired underfloor heating to the ground floor | Available from 10 December | Subject to referencing and landlord approval

Entrance Hallway
with stairs to first floor.

Utility/WC
Pine units with basin and WC, space for washing machine.

Large Kitchen/diner/living space
Fitted base and wall units with dishwasher, cooker and electric hob. TV cupboard, underfloor heating and bi-fold doors to outside terrace.

From here we lead on to

Bedroom 1
Window to rear, en-suite shower room with basin and WC.

Bedroom 2
Window to front rear and en-suite shower room.

Bedroom 3
With window to rear.

Bathroom
Bath, pedestal wash-hand basin, WC.

Services and expenditure
Services - Mains electricity, solar panels, drainage and water. Oil fired.

Hereford County Council - Tax - Band D

EPC - A

Household income and affordability
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £45,000.

Should a guarantor be required to support an application, an income of £63,000 would be required.

Permitted payments and Tenancy information
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.

Viewings
Viewings are strictly through the agent. To book a viewing please call our lettings department 01885 488166

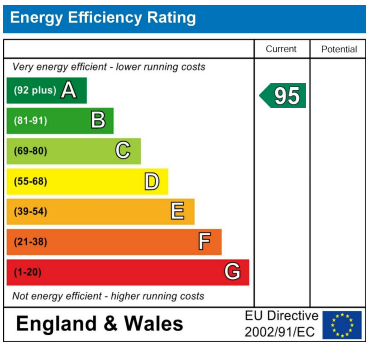






Council Tax Band

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

https://www.flintandcook.co.uk/

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.