

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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WINDSOR HOUSE
ST MARY'S STREET
ROSS-ON-WYE
HEREFORDSHIRE HR9 5HT

TEL: (01989) 567233

Herefordshire

Hereford 5 miles. Ledbury 12 miles. Ross-on-Wye 11 miles.

AN ATTRACTIVE COUNTRY HOUSE

**OLD SUFTON HOUSE
MORDIFORD
HEREFORDSHIRE
HR1 4EJ**



TO LET ON AN UNFURNISHED ASSURED SHORTHOLD TENANCY

TO LET BY TENDER

£2,500 PCM

AMC
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants viewing properties that may have been let, sold or withdrawn.


RICS

GENERAL REMARKS AND STIPULATIONS

SITUATION

The property is located in the village of Mordiford some 5 miles east of the city of Hereford and 12 miles west of Ledbury. The Market town of Ross-on-Wye is some 11 miles to the south offering direct motorway links to South Wales and the Midlands via the M50.

Mordiford is an attractive village at the confluence of the Rivers Lugg and Wye and has its own Church of England Primary School and Public House.

DIRECTIONS

From Hereford, take the B4224 heading east for about 5 miles until you reach Mordiford. On crossing the bridge over the Lugg you will see the Church on your left. Follow the road and turn left towards Dormington passing Mordiford Primary School on the right. Continue for approximately for 1 mile and turn right onto Larport Lane where the property can be seen.

TENANCY

The property is available to let on an Assured Shorthold Tenancy for a one year period or longer by negotiation.

DEPOSIT

A Deposit of £2,500 will be payable by the Tenant prior to commencement of the Tenancy.

OUTGOINGS

The Tenant will be responsible for Council Tax which is Band G for the property.

SERVICES

Mains Electricity, Gas, Drainage and Water are connected to the property. The house is heated by gas fired Central Heating.

VIEWING

Viewing is strictly by prior appointment with the Agents, RG & RB Williams, Tel: 01989 567233 Ref: WP.

PETS

By negotiation.



PARTICULARS

**OLD SUFTON HOUSE
MORDIFORD
HEREFORDSHIRE
HR1 4EJ**

Old Sufton House dated from the early 18th century and occupies a prominent position overlooking South Herefordshire. The House affords fine views over the River Lugg, the historic Mordiford Bridge and surrounding meadows. To the rear of the property are mature well maintained gardens with Dove Cott.

ON THE GROUND FLOOR:

Kitchen	6m x 4m
Lounge	6.9m x 4.6m
Music Room	4.6m x 4.4m
Dining Room	5.4m x 5.2m
Downstairs Back Hallway	15m x 1.3m

ON THE FIRST FLOOR:

Master Bedroom	5.3m x 5.4m
Bedroom Two	4.9m x 4.9m
Large Family Bedroom	7m x 4.9m
Bedroom Four	4.9m x 4m
Main Bathroom	4m x 2.7m
Small Bathroom	2.3m x 1.4m
Landing	18.1m x 1.2m widening to 4m

OUTSIDE: Well maintained garden with Dove Cott.





TENANCY APPLICATION

**PROPERTY: OLD SUFTON FARMHOUSE, MORDIFORD, HEREFORD
RENT: £2,500 PCM**

NAME: (as to appear on tenancy)	
ADDRESS:	
TEL NO: MOBILE NO:	
EMAIL ADDRESS:	
DETAILS OF FAMILY:	
PETS:	
CURRENT EMPLOYER:	
CURRENT LANDLORD:	
REFEREES: FINANCIAL: (preferably bank) CHARACTER: (preferably employer or current landlord)	<hr/>