



Sunderlands

Residential Rural Commercial



The Hay Loft, Hill Farm, Tillington, HR48LJ

A newly converted barn conversion situated on this small complex some 5 miles north west of the Cathedral City of Hereford. The barn offers luxury accommodation with double glazing, ground source heating, exceptionally well fitted kitchen and quality fixtures and fittings throughout. The property has the benefit of a garage / workshop, parking, gardens all taking advantage of the fine views over open countryside.

£725 plus £150 referencing/admin fee



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Hallway

Cloakroom

Open plan living room / kitchen

5.0 x 4.6 (16'5" x 15'1")

Kitchen with base drawer and eye level units, double oven, hob with extractor hood over, dishwasher, fridge / freezer, washing machine. Separate storage cupboard.

Staircase 1

Leads to:

Bedroom 1 3.0 x 2.6 (9'10" x 8'6")

With en suite shower room comprising shower, WC and vanity unit.

Staircase 2

Leads to:

Bedroom 2 3.0 x 2.6 (9'10" x 8'6")

With en suite shower room comprising shower, WC and vanity unit.

Outside

The property has the benefit of its own fenced garden which is laid to lawn and takes advantage of fine views over open countryside. On the courtyard there is a garage / workshop with power supply.

Rent

£725.00 per calendar month.

Services

There is an additional service charge of £25.00 per month to cover the cost of water and drainage.

The Tenants will be responsible for their own electricity and Council Tax which is yet to be rated.

Viewing

Strictly by appointment only through the sole selling agents.

Directions

Leave Roman Road (in Hereford) and turn onto back road to Weobley. Proceed through the Village of Burghill and Tillington. On reaching the crossroads by The Bell Public House turn left sign-

posted Credenhill Wood. Continue for half a mile turning right at an unnamed road between two white cottages. Follow this road to the barns

Term

The property is available to let immediately on a 12 month Assured Shorthold Tenancy with the agreement being extended on a long term basis subject to satisfactory tenancy.

Council Tax

To be confirmed.

Additional Charges and Deposit

In addition to the advertised rent and before any tenancy can be entered into there will be additional charges to cover referencing and administration. There will also be a deposit to pay which will be registered with The Dispute Service under their terms and conditions. Before viewing any property tenants may wish to confirm the additional charges and deposit with the agent.

Referencing / Administration Fee

Having viewed a property, should you wish to be considered for the tenancy, we will require a fully completed application form together required documents and a fee of £150 (inc VAT) In the event that an application is not referenced the £150.00 will be refunded in full.

If an application is declined by the agent £100.00 will be refunded. Should the prospective tenant decide not to take a tenancy after it has been offered the full £150.00 will be forfeited to cover the agents referencing and administration costs.

Required Documents: All tenants will be required to provide documentary evidence of proof of residency and identification.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer.

Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' and therefore adhere to their Code of Practise. A copy of the Code of Practise is available on request.