



Sunderlands

Residential Rural Commercial



Fenhampton, Weobley, Herefordshire, HR4 8QP

A five bedroom black and white period farmhouse of enormous character and set in large gardens with option of additional indoor stable block, hay barn and pasture by separate negotiation.

£1175 PCM

Indoor Stable block and Paddock available by separate negotiation.

+ £150 admin/referencing/admin fees

Ref: Andrew Edwards

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Description

A substantial five-bedroom character farm house with array of original features. Available with option of an indoor stable block, hay barn and pasture land by separate negotiation.

Location

Located just outside the village of Weobley at the end of a private stoned drive the property provides views over the Herefordshire countryside. Weobley offers a primary school, church, grocery store, post office, two public houses, café, village hall, and hairdressers. Weobley village is located about 12 miles north west of Hereford City and located about 9 miles from the towns of Leominster and Kington.

Downstairs: - The large period oak front door leads to

Entrance Hallway (est. 6.31m x 3.00m) The spacious 'L' shaped entrance hall with original flag stone flooring.



Reception Room One (est. 4.33m x 5.22m) Large square room with exposed beams with fire place (not in use) with window to front drive aspect. Door leading to Hallway.

Dining Room (est. 4.49 x 4.21m) With original flag stone flooring, exposed beams and large window to the front aspect.

Living Room (est. 5.85m x 4.97m) A large rectangle room with feature fireplace and windows over the front aspect and stable block.

Kitchen (est. 5.89m x 4.73m) Large farmhouse style kitchen with tiled flooring, cream base and wall units, granite effect work tops, green

splash back tile and feature Aga and bread oven.

Utility (est. 3.4m x 3.09m) A useful space with tiled flooring, light blue base units, wooden work tops and a Belfast sink.



Upstairs: - The oak staircase off the entrance hall leads on to

Master Bedroom (est. 5.33m x 4.18m) A private corridor giving access to the master bedroom with two large windows and built in wardrobe space

Bedroom Two (est. 4.93m x 5.84m) With feature fire place and an en suite bathroom with a white three-piece suite and mira shower over the bath.



Bedroom Three (est. 3.10m x 4.46m) With wooden floor boards, exposed beams and a unique additional storage area above the porch.

Bedroom Four (est. 4.43m x 3.01m) With wooden floor boards and feature fire place.

Bedroom Five (est. 2.70m x 5.09m) With feature half height ceiling and views over the adjoining land

Shower Room (est. 3.16m x 2.71m) With white three piece sweet and mira shower.

Bathroom (est. 2.76m x 2.29m) White three piece suite with pale green splash back tiles and views over the rear garden.

Parking & Gardens

A stoned parking area offers ample parking and the wrap around garden is mostly laid to lawn for easy maintenance.

Directions

From Hereford city centre head North towards the Roman Road (A4103). Remain on the A4103 until you reach the Stretton Sugwas round about, here take the third exit on to the A430 towards Credenhill and Yazor. Remain on the A430 for 7 miles before turning right on to the B4230 towards Weobley. After 1.5 miles the property is situated on the left-hand side down a stoned track.

Rent

£1175 PCM (without stables and paddock). Stables and paddock by separate negotiation.

Term

Initial 12 month Assured Shorthold Tenancy.

Additional charges & 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 of £2,000 to pay which will be registered with The Tenancy Deposit Scheme (TDS) under their terms and conditions.



Referencing/Administration Fee

Having viewed the property, should you wish to be considered for the tenancy, we will require a fully completed application form together with the 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. For example – utility bill, bank statement, passport or photo driving licence. This is to conform to Anti Money Laundering Regulations.

Application Process

- Interested parties **MUST** complete a Registration Form and return it to Sunderlands
- Following receipt of a completed Registration Form the Sunderlands will contact interested parties to arrange a viewing of the property.

Attached to this form is a copy of the registration form which you can return to;

Andrew Edwards

a.edwards@sunderlands.co.uk

Sunderlands,

Offa House,

St Peters Square,

Hereford, HR1 2PQ

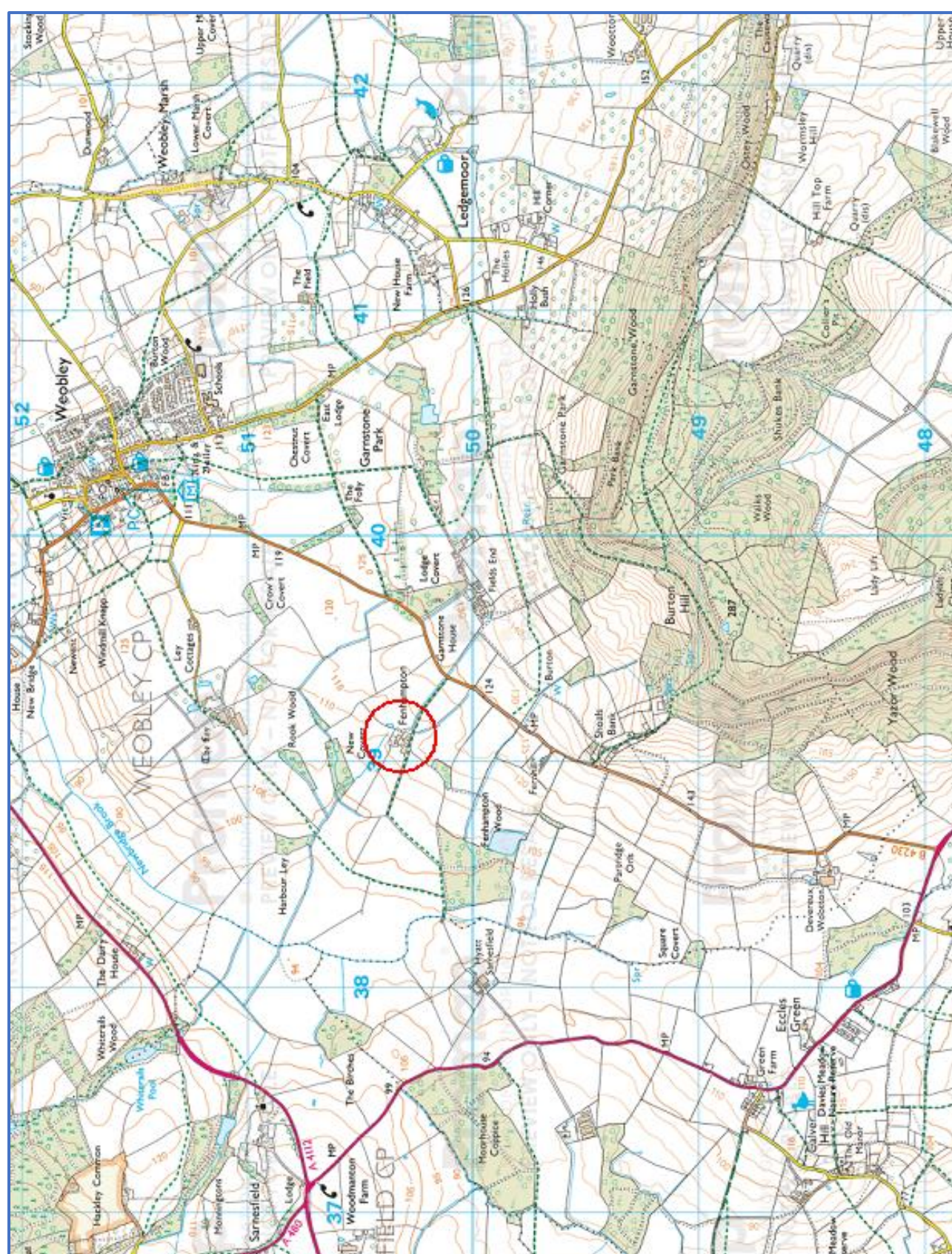
EPC

The property is a listed building.

Council Tax Band

F





Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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OnTheMarket.com



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

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PRE VIEWING REGISTRATION FOR RENTED PROPERTY

Full Name: Date of Birth (Min age 21)	Address: Post Code:
Length of time at this address:	Home Tel: Mobile: Work: Email:
Married / Single / Divorced	Smoker / Non-Smoker
Children (Give ages)	Pets (Give details)
Details of other occupants (If applicable) Name:	Address:
Name & Address of Employer: Annual Salary/benefit/pension?	Job Title: Full time or Part time?
Are you House Owner or Tenant?	Full or partial Housing Benefit required?

Terms & Conditions

1. **Registration:** There is no charge for registering your property requirements with Sunderlands however no viewings will be arranged until we are in receipt of a completed registration form.
2. **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.

3. **Required Documents:** All tenants will be required to provide documentary evidence of proof of residency and identification. For example; utility bill, bank statement, passport or photo driving licence. This information is to conform to Anti Money Laundering Regulations.
4. **Rents:** All rents are payable in advance on the first day of each month via Standing Order direct to the Agents bank account unless otherwise advised. The initial rent will be charged on a pro rata basis to bring the rent up to the first day of each month.
5. **Age Restriction:** We regret that a tenancy will not be offered to anybody under the age of 21.
6. **Income:** All applicants must prove sufficient income on an on-going basis to comply with the tenancy and its financial commitment.
7. **Deposits:** A deposit, usually equivalent to one months' rent (subject to a minimum of £750 unless otherwise stated) will be required before commencement of tenancy. The deposit will be protected in accordance with Government regulations.
8. **Local Housing Allowance** (formerly Housing Benefit): Under certain circumstances, some landlords may accept applicants in receipt of LHA, however all claimants will still be required to conform with the above financial arrangements in relation to deposits, reference fees and forward payment of rent. Properties that may accept LHA claimants are shown on our rental list.

DECLARATION AND CONSENT**To be completed by the TENANT**

Please read the declaration and sign and date below. WE CANNOT PROCEED WITH THIS APPLICATION IF YOU DO NOT CONSENT TO THESE TERMS.

I confirm that the information which I have given in my application form is to the best of my knowledge true and accurate. I acknowledge and agree to **HomeLet / Sunderlands** carrying out searches to verify such information. I consent that such verifications may involve **HomeLet / Sunderlands**:-

- Contacting any referee detailed in my application;
- Consulting with credit referencing agencies;
- Consulting with the Industry Sortcode Directory (ISCD) and Account Number Modulus Checker in order to confirm the accuracy of my bank account details; and consulting with other third party tenancy database providers, such as Insurance Database Services Limited (who operate the Claims and Underwriting Exchange (CUE)).

In connection with my application I acknowledge and consent that:-

- **HomeLet / Sunderlands** and any third party may keep a record of any search carried out to verify the information I have provided;
- **HomeLet / Sunderlands** may pass on any information I have supplied and the results of any linked verification checks to the letting agent and / or any appointed landlord;
- If I default on my rental payment or apply for a new tenancy agreement in the future **HomeLet / Sunderlands** may review the results of the verifications and searches set out above;
- If I default on paying my rent the default will be recorded on **HomeLet's** central database for defaulting tenants and that such default may affect any future application I may make for tenancies, credit and / or insurance;
- **HomeLet / Sunderlands &** can use debt collection agencies or tracing agents to trace my whereabouts and recover any monies I owe to **HomeLet / Sunderlands**;
- I may request the name and address of the Credit Reference Agency **HomeLet / Sunderlands** use, I understand that I may apply for a copy of the information they provided to **HomeLet / Sunderlands**.

The provisions of Section 17 of the Housing Act 1996 will apply, where applicable, to this application. If any information within this application is found to be untrue it may be grounds to terminate the tenancy agreement.

HomeLet / Sunderlands shall, for the purposes of this application form, be the Data Controller as defined in the Data Protection Act 1998 (the "Act"). In connection with the Act I acknowledge and consent that **HomeLet / Sunderlands** :-

- Can release my details where they are required to do so by law.
- Can contact me about their alternative services which are appropriate and may be of interest to me, including a personalised pre-populated price indication for tenant's contents insurance if I do not tick this box ☐. Please note that you can contact us to unsubscribe at any time.
- Can pass my details to third parties for those third parties to contact me with information about their products and services, which they feel may be of interest to me if I do not tick this box ☐. Please note that you can contact us to unsubscribe at any time.
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I hereby authorise my employer/accountant/pension administrator (delete as appropriate) to provide details of my earning and dates of employment to **HomeLet / Sunderlands** for the purposes described above.

First Applicant's Signature **Date**

Second Applicant's Signature **Date**