



SAMUEL WOOD

78 Kings Meadow, Wigmore, Leominster, HR6 9UX

£850 Per Month



# 78 Kings Meadow

Wigmore, Leominster, HR6 9UX



A modern end terrace house located in the well serviced village of Wigmore. Close to the local school and pub, it offers spacious accommodation with garage and private garden.



The property must be seen to appreciate the location as the development offers pleasant lifestyle with plenty of greenery around. The village itself is surrounded by beautiful North Herefordshire countryside.

The accommodation briefly comprising: porch, downstairs cloakroom, reception hall with understairs cupboard, generously sized living/dining room, good size kitchen/breakfast room, 3 bedrooms with master coming with built in and bathroom with bath and electric shower.

The property benefits from gas central heating, is well-maintained and has enclosed front and back gardens, a freestanding garage and 2 parking spaces.





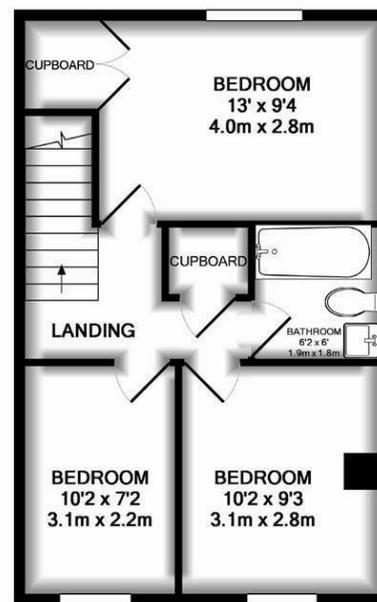
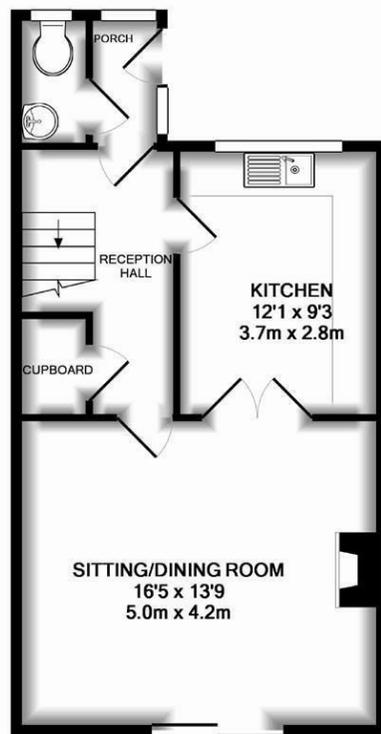


## Directions

Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
No Pets.  
EPC - D  
Council Tax Band – B  
Utilities - LPG gas central heating, mains water, mains drainage  
Parking situation – garage, off street parking for 2 vehicles







**TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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