



The Woodlands Herb Lane, Stoke Lacy, Hereford, HR7 4HJ

£1,500 Per Calendar Month

jackson
property

- **A detached family home**
- **Rural setting with pleasant views**
- **Three good sized bedrooms**
- **Double Garage**

- **Generous Gardens**
- **Three reception rooms**
- **Available For Occupation End Of November 2021**
- **EPC Rating E**

Front Porch

Door to front, window to side

Entrance Hall

Staircase up to first floor landing, understairs storage cupboard, panel radiator

Sitting Room

19'5" x 12'11"

Windows to front and side, television point, panel radiator

Dining Room

14'2" x 13'10"

Windows to front and side, television point, telephone point, 2 paneled radiators

Sun Room

11'11" x 14'0"

Double doors out to the gardens, tiled flooring, panel radiator

Kitchen

11'8" x 8'4"

Windows to rear and side, selection of base and wall mounted cupboards, stainless steel 1 1/2 sink and drainer, space for cooker, stainless steel extractor hood, splashback tiling to complement, space and plumbing for washing machine, tiled floor, panel radiator, wall mounted central heating controls

Boot Room

8'7" x 13'11"

door to side, tiled flooring

WC - Storage cupboard off Boot Room

WC, pedestal wash hand basin, space and plumbing for washing machine , panel radiator, tiled flooring, window to side

First Floor Landing

Access to loft, airing cupboard with hot water tank, panel radiator

Bedroom 1

14'2" x 20'1"

Double room with window to side, front and rear, 2 x paneled radiators, television point

Bedroom 2

15'0" x 10'3"

Window to side, television point, panel radiator

Bedroom 3

13'9" x 8'9"

Double room with panel radiator, television point and window to rear

Bathroom

Window to front, pedestal wash hand basin, WC, shaver point, bath with shower over and splashback shower screen, splashback tiling to complement, extractor fan, panel radiator, vinyl flooring

Outside

The property sits in generous grounds mainly laid to lawn.

Benefiting from a Garden Store to the rear and detached double garage with power and lighting.

Having ample off-road parking for a number of vehicles.

Services

Oil Fired Central Heating, Septic Tank Drainage, Mains Water and Mains Electricity.

Water - Agents Note

Please note that the water charge for the property is payable to the landlord. The tenant will only be liable for this charge from the commencement of tenancy.

Viewings

Strictly by appointment. Please contact the agents on 01568 610600 option 1 before travelling to check viewing arrangements and availability.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £45,000.

Directions

From Hereford take the A4103 continuing for 800/900 yard and turn left signposted 'Bromyard'. Proceed on this road until reaching the Burley Gate roundabout going straight over and continuing until reaching Stoke Lacy. Proceed into the village and turn left into Herb Lane (before the church).

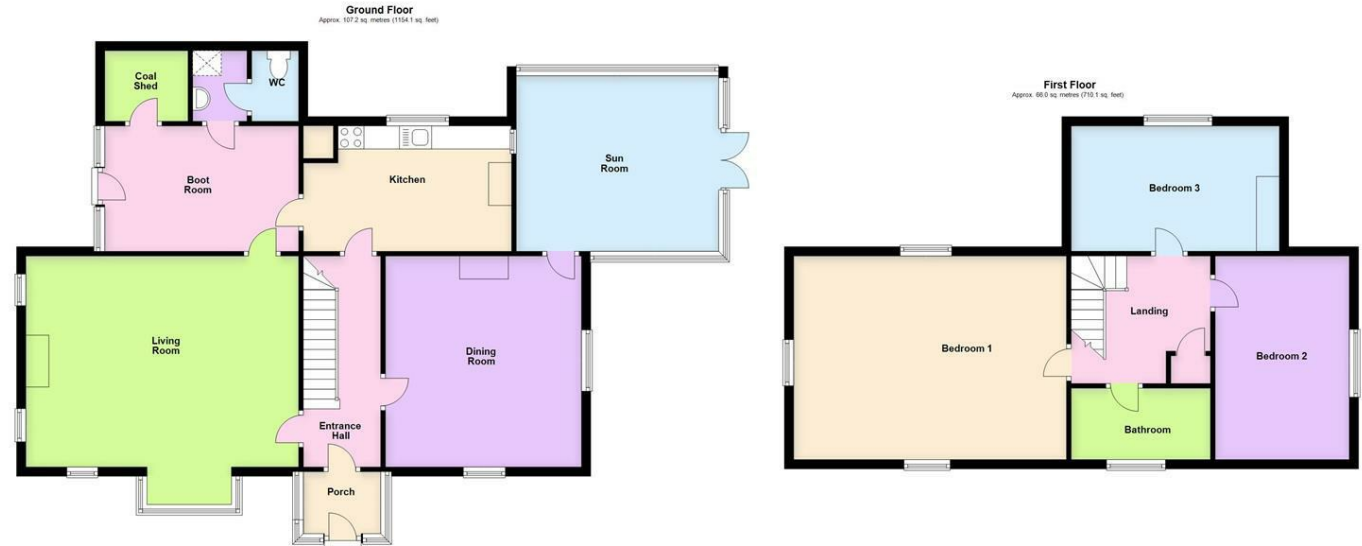
Continue along the lane and bear right; following the road until the end where the property can be found.

Tenancy Information Portal Link

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website , this information can be found at the foot of the page titled "Additional Costs".







Total area: approx. 173.2 sq. metres (1864.2 sq. feet)
These Plans are for identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	91	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.