



Pool Head House , Bodenham, Hereford, Herefordshire, HR1 3HP

£1,800 PCM

**jackson**  
property

- Popular Herefordshire Village of Bodenham
- Four Bedrooms & 2 Bathrooms
- Kitchen Diner, Dining Room & Lounge
- Two Bathrooms | Built in Wardrobes Throughout
- Water usage included within the rent
- Available for Occupation Immediately

## Situation

Set in the idyllic and tranquil rural location of Bodenham. The village itself has an excellent range of amenities including the England's Gate public house, popular primary school, garage and Church, village hall and thriving local community. The market town of Leominster is close to hand as is the Cathedral City of Hereford offering an extensive range of amenities.

## The Property

The property is accessed via gated gravel driveway enclosed with stone walling, giving access to the front door and side access to the rear gardens.

This well presented and spacious property offers comfortable and contemporary accommodation with entrance hall having useful understairs cupboard and staircase to landing. Off the hallway are all ground floor principle rooms. The sitting room has windows to front, doors to the rear and a feature wood burning stove. One of the property's prominent features is the kitchen dining room, offering ample space to dine along

with a fully fitted kitchen to include built in fridge freezer, dishwasher, oven and hob/dishwasher, selection of base and wall mounted cabinets and tiled flooring. Off the kitchen there is a utility room with door to rear, sink and space for washing machine, tumble dryer and tiled floor. To the rear there is also a downstairs WC. A separate reception room on the ground floor can be used as a Dining Room or Study and is located in the centre.

Upstairs the property offers four large double bedrooms with built in wardrobes and storage. Bedroom one has the added benefit of an en suite bathroom. There is a further four piece bathroom with walk in airing cupboard.

To the rear of the property the gardens back onto open pastureland providing a pleasant countryside outlook and are enclosed. Being mainly laid to lawn with a patio seating area. There is a lean to shed which can be used as storage.

## Services & Expenditure

Services Connected: Mains Electricity, Water, Private

Drainage & Oil Heating  
Council Tax Band: E  
Broadband availability: 1000 Mbps

## Viewings

Strictly by appointment. Please contact the agents on 01568 610600

## Household Income & Affordability

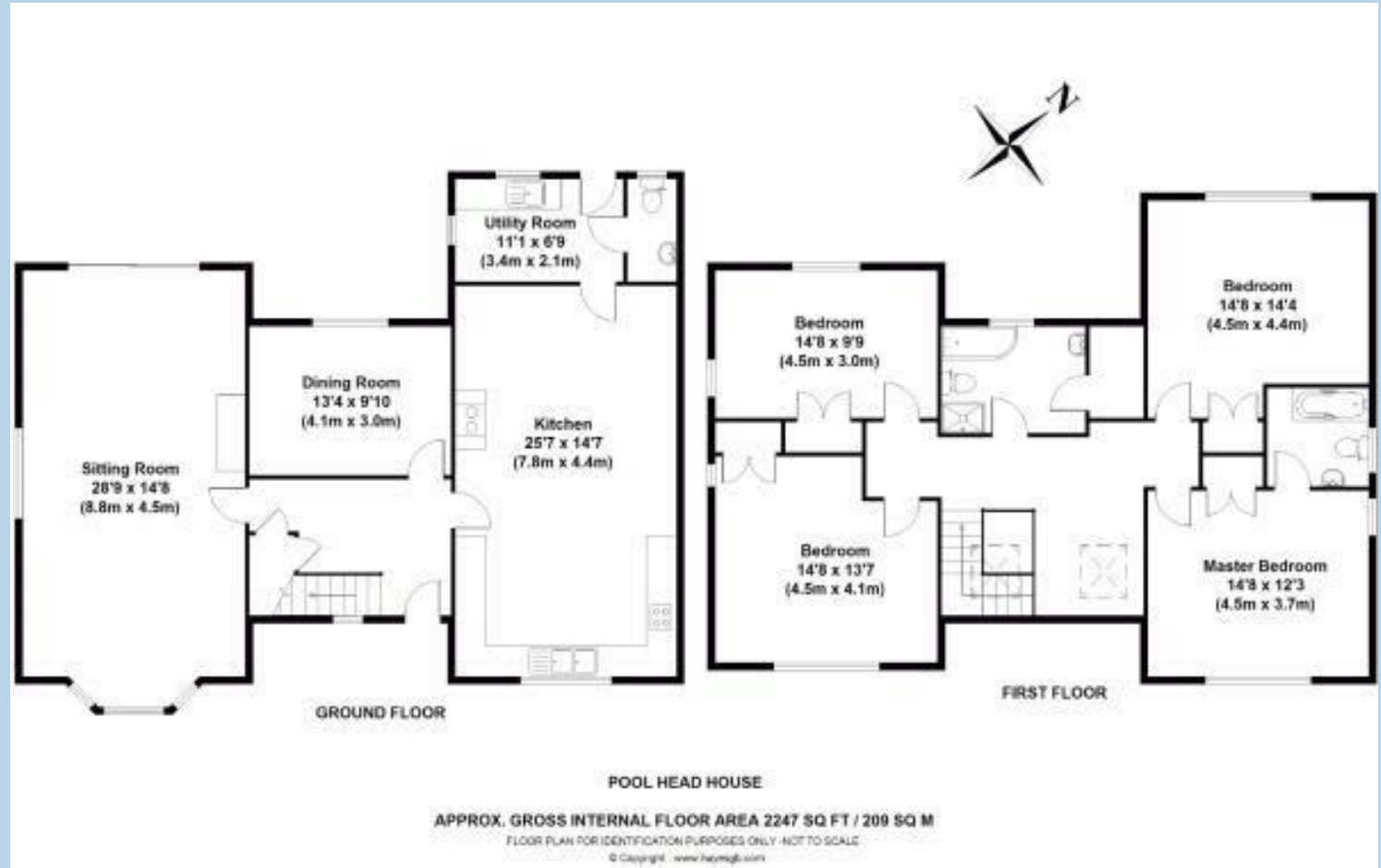
Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £.. Should a guarantor be required to support an application an income of £ would be required.

## 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".







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