



8 Millway, Wellington, Hereford, HR4 8AS



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£1,200.00 per calendar month

David Plaister Ltd are delighted to offer this beautifully presented three-bedroom house in Wellington, Hereford TO LET!

Offering spacious and well-proportioned accommodation throughout, this fantastic home provides the perfect balance of comfort, practicality and countryside living.

Ideally situated within the popular village of Wellington, whilst remaining within easy reach of Hereford and the surrounding areas, this property is perfect for those looking to enjoy a quieter setting without compromising on convenience.

EPC: C and Council Tax: B

Holding Deposit equivalent to 1 weeks' rent applies (£276.92) and Tenancy Deposit of 5 weeks' rent applies (£1,384.61).

- A wonderful three-bedroom house TO LET!
- Private Rear Garden and Off-Road Parking.
- Light and airy living spaces throughout that allow in plenty of natural light.
- Within reach of local amenities with excellent transport links to surrounding areas.
- EPC: C and Council Tax: B
- Holding Deposit equivalent to 1 weeks' rent applies (£276.92) and Tenancy Deposit of 5 weeks' rent applies (£1,384.61).



Accommodation

Front Garden: There is a slab patio area providing off-street parking and a lawn with concrete pathways for access to the property.

Entrance: A timber-framed single glazed porch and door leading to a timber solid entrance door into the hallway.

Entrance Hallway: Recently fitted wood-effect laminate flooring, UPVC double glazed window and radiator. Doors to ground floor rooms and a useful under stairs storage cupboard with a ceiling light.

Dining Room: A feature fireplace with UPVC double glazed windows, a radiator and ceiling light.

Living Room: UPVC double glazed sliding patio door which leads onto the rear garden, radiator and ceiling light.

Kitchen/Breakfast Room: Wood effect laminate flooring to match a recently fitted and well presented range of wall and floor units, with worktops and a splashback over the breakfast bar. The kitchen features an electric hob with an oven underneath and an extraction hood. There is a one and a half bowl stainless steel sink and drainer. UPVC double glazed door and windows, radiator and ceiling light.



First Floor Landing: Built-in storage cupboard housing a gas fired boiler, radiator and roof access hatch. UPVC double glazed window and ceiling lights with doors to 1st floor rooms.

Bedroom 1: UPVC double glazed windows with a radiator and ceiling light.

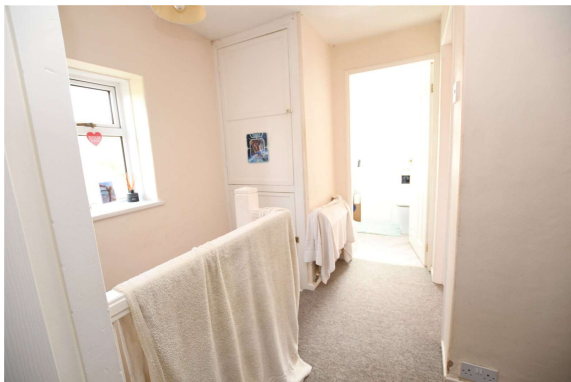
Bedroom 2: UPVC double glazed windows with a radiator and ceiling light.

Bedroom 3: UPVC double glazed windows with a radiator and ceiling light.

Bathroom: A recently re-fitted bathroom with a low-level W/C, P shaped panelled bath with a mains-fed shower and glass screen. There is a wash hand basin over a vanity unit and a heated towel rail. UPVC double glazed window, extractor fan and ceiling spotlights.

Rear Garden: A private and enclosed garden backing onto open countryside. Laid to lawn with various trees, shrubs and hedging and two timber garden sheds.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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