

The Estate Office, The Vallets,
Whitfield, Hereford, HR2 9BA

T: 01981 570727

F: 01981 570745

www.balfours.co.uk
hereford@balfours.co.uk

TO LET



**5 Eastfield,
Eardisley
Herefordshire
HR3 6PF**

FEES: Rent will be payable in advance together with a deposit, the equivalent to five week's rent unless otherwise agreed.

For further information on renting please visit:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/674299/How_to_Rent_Jan_18.pdf

- Spacious Detached Family Home
- 4 Double Bedrooms & 3 Reception Rooms
- 2 Bathrooms & Downstairs WC
- Kitchen/Breakfast Room with Utility
- Detached Double Garage & Driveway
- Village Location in West Herefordshire

Description

Attractive four double bedroom detached family home, built in 2006 / Quiet modern cul-de-sac position within the popular village of Eardisley / Three spacious reception rooms / Modern kitchen/breakfast room with integrated appliances, utility room and downstairs WC / Principal bedroom with en-suite shower room / Flat rear garden and detached double garage

The ever-popular town of Hay on Wye (8 miles), hosts the annual literary festival, and offers a full range of facilities; school, doctors' surgery, dentists, shops, supermarket, restaurants, bookshops, a private cinema & access to excellent walking in the Black Mountains and Brecon Beacons beyond. Kington, Presteigne and Leominster are all also easily accessible with similar amenities. The Cathedral city of Hereford (14 miles) boasting an excellent range of facilities including restaurants, supermarkets, hospital and railway station.

EXTERNAL

Garden: Small garden to front and private garden to the rear

Car Parking: Private driveway leading to a double garage

SERVICES & OUTGOINGS

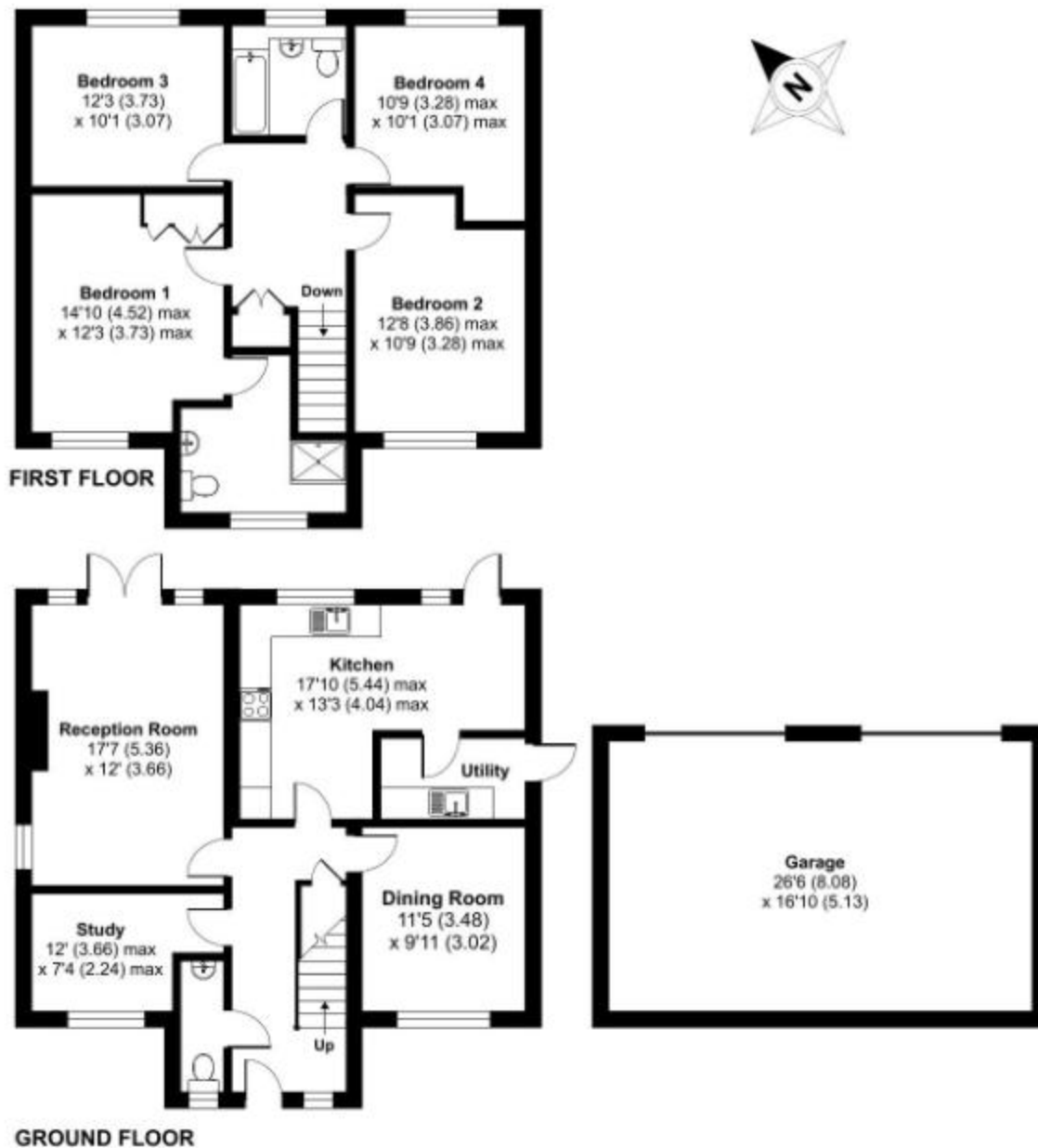
Services	Outgoings
Water Welsh Water – Mains Drainage – Mains Electricity – Mains / Solar Panels Heating – Oil	Council Tax Band E £2,945.74 currently payable The tenant will be responsible for all outgoing including electricity, water charges, gas, oil, etc.

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Property Floorplan



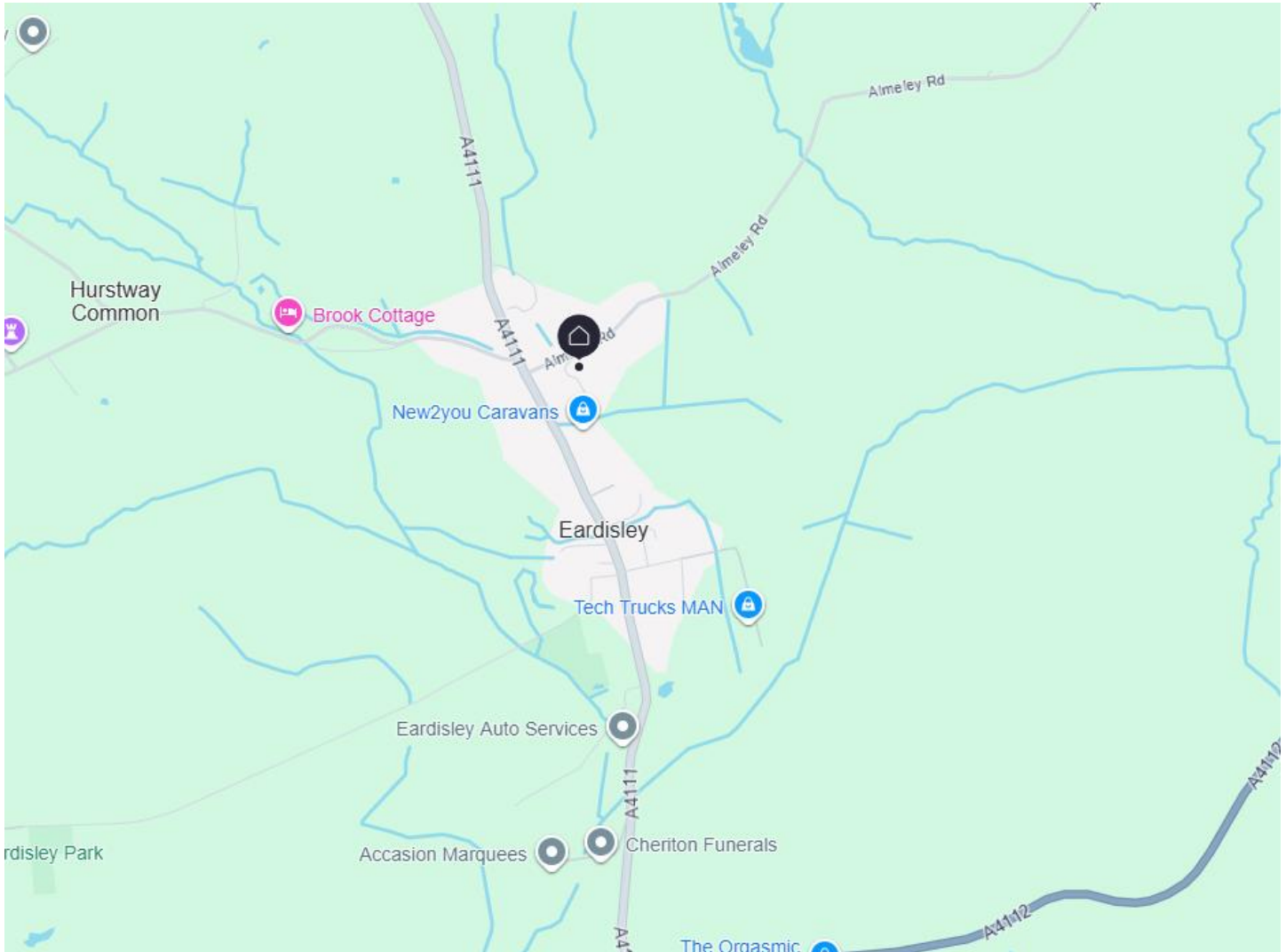
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LOCATION MAP



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EPC RATING

5 Eastfield Eardisley HEREFORD HR3 6PF		Energy rating C
Valid until 16 December 2035	Certificate number 0335-6222-8509-0046-6292	

Property type Semi-detached house

Total floor area 155 square metres

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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5 Eastfield

HEADS OF TERMS - SUBJECT TO CONTRACT

5 Eastfield is to be let unfurnished on an Assured Periodic Tenancy incorporating the following terms.

1. Rent – The rent is to be **£1,350** per calendar month payable monthly in advance by standing order.
2. Deposit – A deposit will be required of **£1,557** payable in advance, the deposit returnable at the end of the term subject to deductions for any loss or damage. The deposit will be held in the Tenancy Deposit Scheme.
3. Repairing Obligations – The landlord is responsible for all structural repairs to the property in accordance with the Renters Rights Act 2025. The tenant is responsible for internal decorations and minor repairs, such as repairs to light switches, tap washers, glazing and pumping out of septic tank if applicable and cleaning of gutters.
4. Insurances – The landlord is responsible for the insurance of the building. The tenant is responsible for the insurance of their contents
5. Outgoings – The tenant will be responsible for all other outgoings to the property, including Council Tax, water rates, electricity, telephone, heating, fuel etc
6. Assignment and Sub-letting – The agreement incorporates a clause prohibiting assignment and sub-letting.
7. No animals or pets to be kept on the premises or any part of them except with the consent of the landlord which shall not be unreasonably withheld.
8. Garden to be maintained in a neat and tidy condition.

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