



20 Westland View, Luston, Leominster, Herefordshire, HR6 0EA

£675 PCM



- Fully Refurbished Accommodation
- Popular Herefordshire Village
- Two Bedrooms

Location

Westland View is set in the heart of the pleasant rural North Herefordshire village of Luston. The village itself has an active local community with amenities to include village pub and school, and set just 2 miles from the market town of Leominster. The town itself offers a good range of facilities including traditional High Street shops, supermarkets, primary and secondary schools, doctor and dental surgeries and good transport links to include both bus and railway stations. The larger Cathedral City of Hereford is located approximately 18 miles to the south, with the ever popular South Shropshire town of Ludlow also easily accessible.

- Front & Rear Gardens
- Integrated Appliances
- Long Term Let Available
- EPC Rating D

The Property

The property offers 2 bedroom accommodation and is a semi-detached bungalow approached by a shared pathway with a small front garden.

The front door leads into an Entrance Hallway, with a door leading through to a good sized Living Room with feature wood burning stove. A door leads through to a newly fitted Kitchen with appliances to include a hob, oven, washing machine and fridge freezer units for convenience.

Further doors from the Entrance Hallway open to two bedrooms and bathroom.



jackson
property

01568 610600

info@bill-jackson.co.uk



Outside

The property is approached via an initial shared pathway leading to a gated access to the front garden. There is a pathway that runs down the side of the property which leads to a small enclosed rear garden.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £19,500.. Should a guarantor be required to support an application an income of £23,400 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".

Services & Expenditure

Services Connected: Mains Electricity & Water and Drainage.
 Council Tax Band: A
 Broadband availability: Ultra Fast 1000Mbps Download 1000 Mbps Upload - Source Ofcom

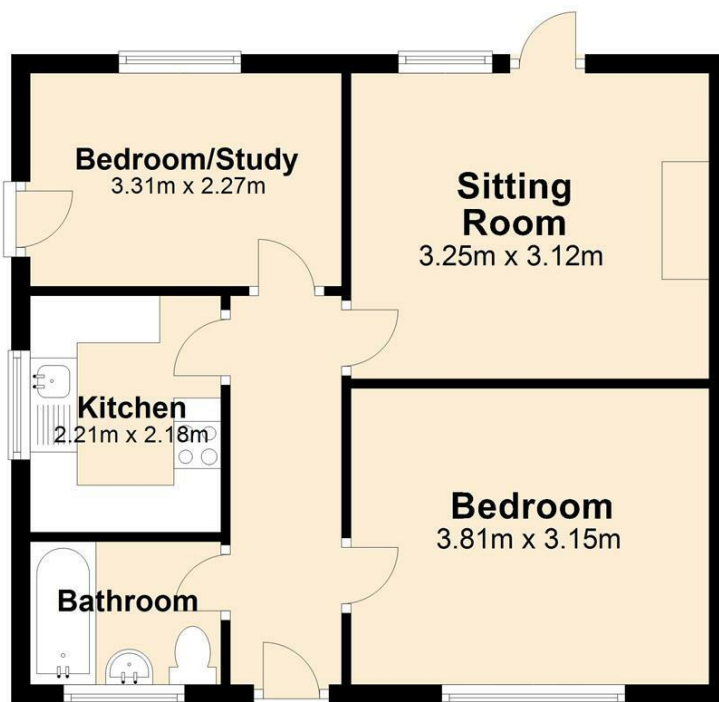
Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Ground Floor

Approx. 44.4 sq. metres



Total area: approx. 44.4 sq. metres

These Plans are for Identification and Reference Only.
 Plan produced using PlanUp.

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