



13 Fieldway, Hereford, HR1 3BY £1,200 Per Calendar Month

Situated in a popular village location of Sutton St Nicholas, this 3-bedroom mid terraced house is ideal for a couple or small family.

Comprising two reception rooms, a kitchen, conservatory and downstairs toilet, along with three bedrooms and a bathroom on the first floor. The property also has a garage en-bloc, gas central heating and double glazing.

Available to let mid January 2026.

Entrance Porch

With tiled floor, power point, two wall lights, useful storage cupboard and windows to the front with UVPC door into...

Entrance hall

Porch entrance - wooden flooring leading to carpeted stairs going up, radiator, space for coat storage and doors leading to...

Cloakroom

With a low flush toilet, a wash hand basin, a radiator, a tiled floor, and a window to the front.

Living Room 15'7" x 9'0" (4.75 x 2.76)

With fitted carpet, ceiling light point, large double-glazed window to the front aspect and archway opening into the ...

Dining Room 10'4" x 7'5" (3.15 x 2.27)

With wood effect flooring, ceiling light fan, radiator, door into the kitchen and sliding doors into the conservatory.

Kitchen 10'4" x 7'8" (3.15 x 2.36)

Fitted with matching wall and base units, ample work surface space, sink and drainer unit, space for freestanding fridge/freezer, under counter space for washing machine and space for freestanding cooker, ceiling light point, tiled floor and double-glazed window.

Conservatory 7'4" x 13'2" (2.24 x 4.02)

With wood effect flooring, power, two wall lights, a useful storage cupboard, and double-glazed window and sliding doors to the rear garden.

First floor landing

Fitted carpet, airing cupboard housing the gas central heating boiler, two loft hatches, ceiling light point and doors leading to

Bedroom One 14'0" x 8'1" (4.29 x 2.47)

With fitted carpet, ceiling light point, radiator, double-glazed window to the front aspect, TV point, and double built-in wardrobe with hanging rail and fitted shelving

Bedroom Two 11'0" x 7'0" (3.37 x 2.15)

With fitted carpet, radiator, double-glazed window to rear aspect, useful built-in storage cupboard and ceiling light point.

Bedroom Three 10'11" x 7'8" (3.33 x 2.36)

With fitted carpet, radiator, double-glazed window, ceiling light point and useful cupboard over the bulkhead.

Bathroom 6'1" x 7'1" (1.86 x 2.16)

Bath with overhead electric shower, bi-folding door and tiled surround, pedestal wash hand basin, low flush w/c, radiator, ceiling light point and tiled floor.

Outside

To the front of the property is a small lawn area bordered by ornamental shrubs with a paved pathway leading to the entrance porch.

To the rear, a south west-facing rear garden with an area of lawn bordered by mature plants and shrubbery with a paved pathway leading to a rear access gate, with the garden enclosed by fencing. A short distance away from the property is a single garage with an up-and-over door to the front.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

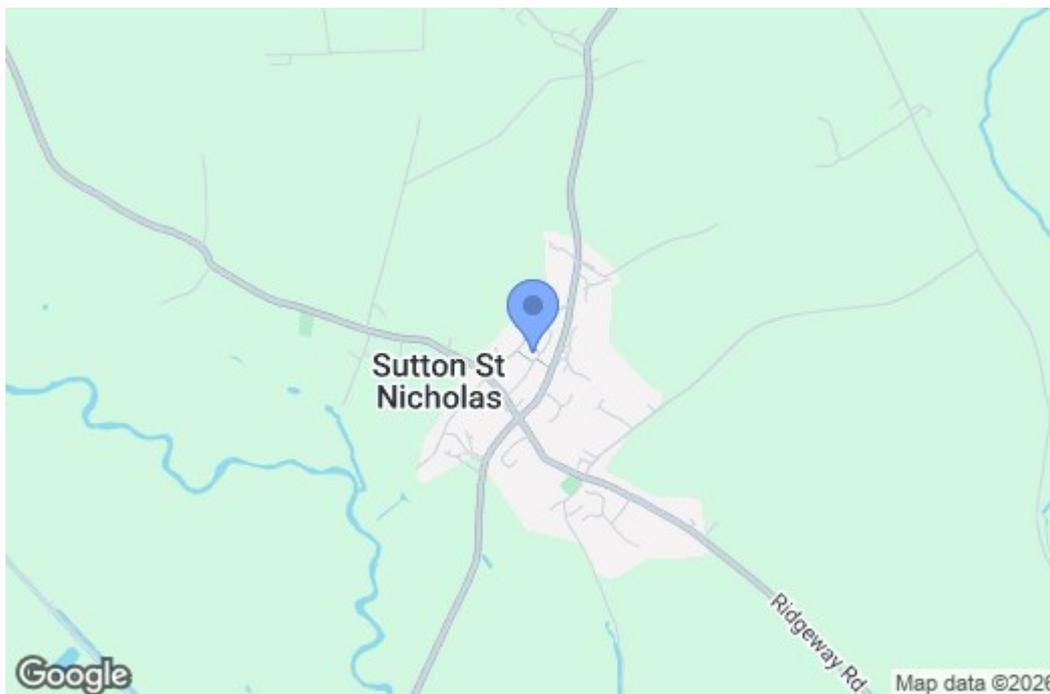
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

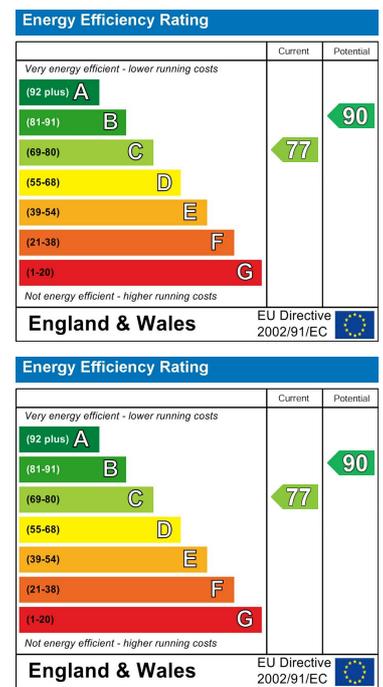
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

