



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



Owls Nest (L) Llangarron, Ross On Wye, Herefordshire,  
HR9 6NL

£1,050 Per Calendar





**Owls Nest (L) Llangarron, Ross On Wye, Herefordshire, HR9 6NL**  
Owls Nest is a semi detached stone built three bedroom cottage, located in the village of Llangarron.

The ground floor accommodation comprises of; living room, kitchen, dining room and cloakroom. The upstairs accommodation comprises of; three bedrooms (2 double, 1 single) and a bathroom with a bath and over head shower. This delightful cottage benefits from having spacious accommodation, garden area and parking.

This property benefits from having air source heating.

Viewings highly recommended.

**SPECIAL CONDITIONS**

No Pets  
No Housing Benefit

**COUNCIL TAX**

Council Tax Band 'C'

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

**RESERVATION FEE & DEPOSIT**

Holding deposit of £100.00 to be paid prior to the referencing and then refunded on the day of the start date of tenancy.

The deposit is equal to 5 weeks rent upon signing the Tenancy Agreement.

**TO VIEW**

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents TrivettHicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666





#### DIRECTIONS

Directions:- Travelling from Ross-on-Wye, take the A40 dual carriageway towards Monmouth. Approximately one mile from Ross-on-Wye turn right towards Glewstone, drive through Glewstone, take the left fork at the old school, keep on up the hill and at the crossroads keep straight on crossing over the A4137 down the hill and into the village of Llangarron. When you are coming down the hill into the village proceed over the bridge. Keeping the church on your right hand side, turn right signposted Langstone then turn left and then take the next right hand turn, signposted Owls Nest and Barns House. The driveway is the next on the right hand side.

#### N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of TrivettHicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

#### IDENTIFICATION

In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with at least one of the following accepted documents:

British/Irish Citizens - UK PASSPORT

Non British/Irish Citizens - Share Code and original Immigration Documents (passport, travel document, immigration status document endorsed by the Home Office confirming leave to remain in the UK). If you cannot use a share code and immigration documents you may be able to use other documents to prove your right to rent.



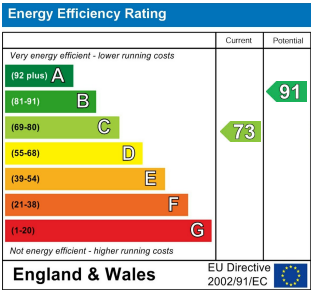
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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**RELAX,  
YOU ARE IN  
SAFE HANDS**

**Hereford**  
**T** 01432 274300  
**E** hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
**T** 01989 768666 **F** 01989 764185  
**E** ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY