Trivett Hicks

12 Beechwood, Ross On Wye, Herefordshire, HR9 7QE

£950 Per Calendar Month

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Herefordshire, HR9 7QE

A modern mid terraced two storey property situated on the outskirts of Ross on Wye's town centre. The property benefits from an entrance hall, with storage, cloakroom, kitchen and living room with fabulous vaulted ceiling. On the first floor are two bedrooms and a bathroom whilst outside there is a parking space for one vehicle and a easy maintenance garden to the rear, being paved.

The property has recently been re-decorated throughout and benefits from new carpets in the bedrooms.

Holding fee & Deposit

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

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.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band B, £2055.19 (2026/27)

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

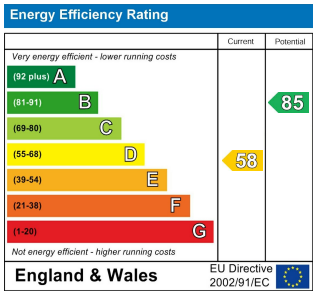
VIEWING ARRANGEMENTS

Strictly by arrangement with the Letting Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

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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