



- **TWO BEDROOM HOUSE**
- **NEW CARPETS**

### **SPECIAL CONDITIONS**

No pets allowed  
No smoking

### **COUNCIL TAX**

Council Tax Band B Amount Payable £

### **LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

### **RESERVATION FEE & DEPOSIT**

A reservation fee of £69.00 per applicant is payable at the time of applying to reserve a property. A subsequent administration fee of £180.00 per application (not per person) is payable on or before the day the tenancy commences. If a Guarantor is required there will be an additional fee of £69.00 per application. These fees may be subject to change without prior notice. Please see full Terms and Conditions attached to registration form. Please note that VAT is included in the fees.

The Deposit is equal to 1½ times one months rent and is payable 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. 18 King Street Hereford Tel: 01432 274300

### **DIRECTIONS**

From the centre of Ross proceed down Broad Street and continue straight ahead at the mini-roundabouts. Immediately after crossing the second roundabout take the next left turn into Brampton Street and continue over the brow of the hill. Next, turn left into River View and follow this road into Vaga Crescent. Take the next left turn into Primrose Close and then bear around to the left where the property will be found on the right hand side at the far end.

### **N.B.**

None of the services or appliances mentioned in this brochure have been tested. We would recommend that

- **RE-FURBISHED KITCHEN**
- **GARDEN TO REAR**

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**

- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**

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 the following accepted documents;

PASS PORT

NATIONAL IDENTITY CARD (current or expired) showing that you as the holder is a national of the EEA (European Economic Area) or Switzerland

REGISTRATION CERTIFICATE (current or expired) certifying or indicating permanent residence issued by the Home Office

PERMANENT RESIDENCE CARD issued by the Home Office

BIOMETRIC IMMIGRATION DOCUMENT issued by the Home Office