



Trivett Hicks

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ROSS ON WYE
01989 768 666
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Estate Agents
Lettings
Property Management



Blueberry Cottage Wye Lea

Bridstow, Ross On Wye, HR9 6PZ

£900 Per Calendar Month



Blueberry Cottage is a delightful mid terrace property on the Wye Lea complex, which has been newly refurbished to a high standard. The cottage is located on the outskirts of Bridstow, approximately 3 miles from the centre of Ross. The property enjoys an idyllic setting and has views to the rear over the communal grounds and beyond to Much Marcle and Ledbury and offers a rural location, whilst being conveniently placed for access to the M50/A40/A49 road networks. The accommodation comprises Entrance Hall, Kitchen with oven, hob, Lounge/Dining Room, two double Bedrooms, one with ensuite bathroom and a further shower room. The property benefits from LPG central heating, two parking spaces and a lawned rear garden.



COUNCIL TAX

Band 'B' Amount Payable £1771.31 - 2024/25

SPECIAL CONDITIONS

Sorry no pets or children

LOCAL AUTHORITY

Herefordshire Council 01432 274300

HOLDING FEE AND DEPOSIT

A holding fee of £100.00 is required upon application of this property. Subject to satisfactory references the £100.00 is deducted off the first months rent.

The deposit of this property is £1095.00

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

From the town centre, proceed along High Street in the direction of Hereford, crossing over Wilton Bridge and at Wilton Roundabout, take the A49 Hereford Road. At the brow of the hill just after the roundabout, take the first right turn, signposted Foy and Strangford. Follow this road for approximately 1 mile, passing Bridstow Church on the right hand side. The entrance to Wye Lea will be found on the right hand side, through automatic wrought iron entry gates. On entering the complex, bear right and the parking space for Blueberry cottage will be the last available on the right hand side

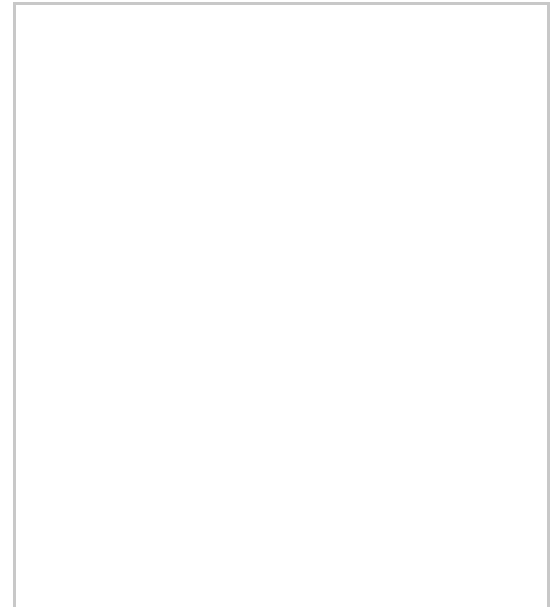
N.B

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.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		

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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