



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022

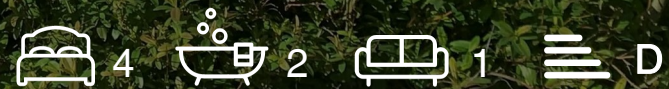


GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

The Sittles, 48 Vaga Crescent, Ross On Wye,
Herefordshire, HR9 7RQ

£1,200 Per Calendar



The Sittles, 48 Vaga Crescent, Ross On Wye, Herefordshire, HR9 7RQ

A spacious and modern detached house. The accommodation, which benefits from gas central heating, comprises entrance hall, cloakroom, semi-open plan lounge/dining room, kitchen with built in oven, gas hob, extractor fan and dishwasher. This room opens into a breakfast room with door to outside and access to the garage. Upstairs the master bedroom has a ensuite shower room. and there are three further bedrooms, with fitted wardrobes to two of them and a family bathroom. To the front of the property is a small garden and drive leading to the single garage. To the rear is a paved patio which extends to a sizeable timber deck. Steps lead down to a lower garden area which is laid to lawn.

SPECIAL CONDITIONS

No Pets

COUNCIL TAX

Band E Amount Payable £2,927.53 (2024/25)

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

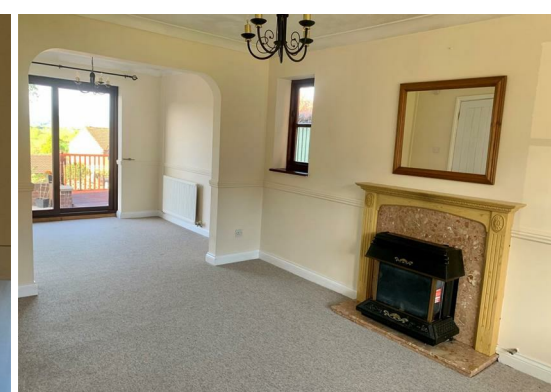
RESERVATION FEE & DEPOSIT

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.

TO VIEW

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





DIRECTIONS

From the centre of Ross proceed down Broad Street, continue straight ahead at the mini roundabouts onto Overross Street and then turn immediately left into Brampton Road. Continue up the hill and after passing the brow of the hill turn left into River View. Continue straight ahead into Vaga Crescent where the property will be found on the left 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.



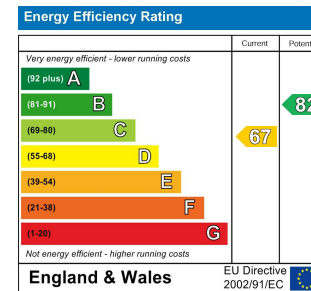
Floor Plan



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 firm's 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**



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