



A vertical badge on the right side of the image. At the top is a red and white Union Jack. Below it is a small icon of a house with four windows. The text 'BRITISH PROPERTY AWARDS' is in large, bold, white capital letters. Below that is '2022' in a smaller font, followed by five white stars. A yellow horizontal bar contains the text 'GOLD WINNER' in black. At the bottom, in a dark grey section, it says 'ESTATE AGENT IN ROSS-ON-WYE' in white.



The Lodge Broomy Court, Llandinabo, Hereford, HR2 8JB

£950 Per Month

A row of icons representing property features: a bed icon followed by the number '2', a bathtub icon followed by the word 'null', a sofa icon followed by the word 'null', and a three-bladed fan icon followed by the letter 'E'.



The Lodge Broomy Court, Llandinabo,  
Hereford, HR2 8JB

**\*\*We are no longer accepting applicants on this property\*\***

Nestled within a picturesque rural estate in Llandinabo, Hereford, this unique property offers a delightful blend of charm and comfort. With two generously sized double bedrooms, it is perfect for retired couples and individuals seeking a tranquil retreat from the hustle and bustle of city life.

The heart of the home features a welcoming dining area, complete with a multi-fuel burner, creating an inviting atmosphere for both casual meals and entertaining guests. Adjacent to the dining space, you will find a snug and sitting room, which can also serve as a versatile office or additional reception area, catering to your lifestyle needs.

The bathroom is generously sized, featuring both a shower and a bath, and benefits from plenty of natural light, giving it a bright and spacious feel.

The property also benefits from double glazing and offers a garage/workshop, a spacious garden and off road parking.

This property is not just a home; it is a lifestyle choice, offering the serenity of the countryside with the charm of a close-knit community. If you are looking for a unique residence that combines comfort and character, this property is certainly worth considering.

**HOLDING FF & 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 D £2404.25

#### 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.

#### DIRECTIONS

From our town centre office proceed onto the A49 Hereford Road and continue on this road until reaching the left hand turning signposted Lalnwarne, Wormelow and Kingstone. Follow this road until reaching Brommy Court, which is the first property on the left hand side.

#### 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.

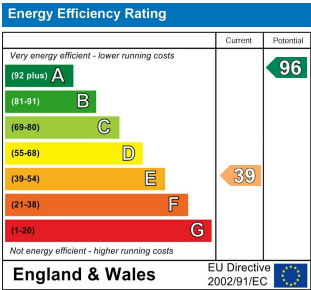
Floor Plan



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.

**BRITISH  
PROPERTY  
AWARDS  
2022**

**GOLD WINNER**

ESTATE AGENT  
IN ROSS-ON-WYE

**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