



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



The Granary Llangarron, Llangarron, Ross-On-Wye,
Herefordshire, HR9 6NL

£1,350



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The Granary is a delightful 3 bedroom detached barn which has been recently updated. The property benefits from having; new carpets to the bedrooms, being freshly painted throughout and a brand new oil boiler.

The property benefits from having a lawned garden, courtyard and off road parking.

The accommodation is mainly set on the ground floor comprising; large country style kitchen, entrance hall, utility room, large lounge with access to a private courtyard area, two double bedrooms (1 En-suite) and a family wet room.

On the first floor is a double bedroom with En-suite.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band E £2686.43 (2023/24)

SPECIAL CONDITIONS

No pets

VIEWING ARRANGEMENTS

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

DIRECTIONS

Directions:- Travelling from Ross-on-Wye, take the A40 dual carriageway towards Monmouth. Approximately one mile from Ross-on-Wye turn right towards Glewstone, drive through Glewstone, take the left fork at the old school, keep on up the hill and at the crossroads keep straight on crossing over the A4137 down the hill and into the village of Llangarron. When you are coming down the hill into the village proceed over the bridge. Keeping the church on your right hand side, turn left and then take the next right hand turn, signposted Owls Nest and Barns House. The driveway is the next on the right hand side further down the lane.





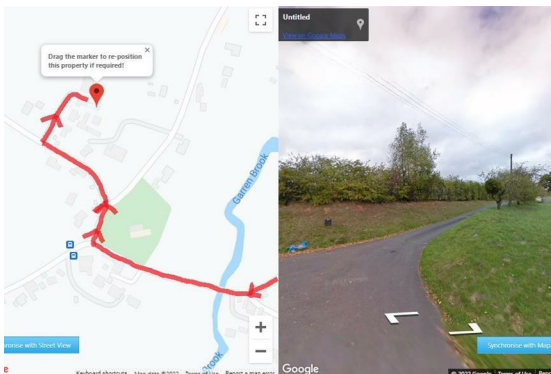
Holding fee & Deposit

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.

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

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.



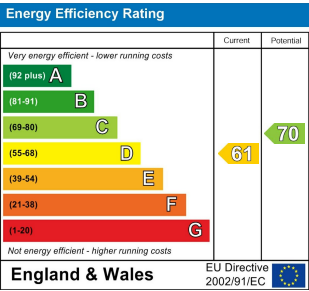
Floor Plan



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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