



Bungalow (EPC Rating: D)

48 SCOTCH FIRS, FOWNHOPE, HR1 4NP

£850 Per month



2 Bedroom Bungalow located in Fownhope

Situated in this highly sought after village location, a two bedroom bungalow available for occupation immediately. The property benefits from double glazing, air source heating and a good sized garden. Pets by negotiation..

[Entrance hall](#)

[Living room](#)

[Kitchen](#)

[Utility room](#)

[Bathroom](#)

[Bedroom 1](#)

[Bedroom 2](#)

[Conservatory](#)

[Garden](#)

[Disclaimer](#)

These particulars are prepared for guidance only. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

[Tenancy Information And Permitted Payments](#)

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

[Viewings](#)

Viewings are strictly through the agent. To book a viewing please call 01432 355455 with our lettings department.

[Affordability And Household Income](#)

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £36,000. Should a guarantor be required to support an application, an income of £43,200 would be required.

[Services And Expenditure](#)

Services - Mains electricity, drainage and water. Air source heating.

Council Tax - Band B

Broadband Connectivity - 1000Mbps Download. 220Mbps Upload - Ultrafast - Source Ofcom

[Money Laundering](#)

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

[General Information](#)

Most properties are available for a minimum letting period of 6 months, but some may be available for longer or less, all properties are non-smoking and most are no pets.

Proof of affordability will be required.

If under 21 a guarantor will be required.

Rent is always payable in advance, and the ingoing tenant will be required to pay an indemnity deposit (refundable) usually equivalent to 5 weeks rent.

The tenant will also be responsible for the usual property outgoings including council tax, water rates, telephone, electricity, gas charges, oil etc.

[Holding Fee](#)

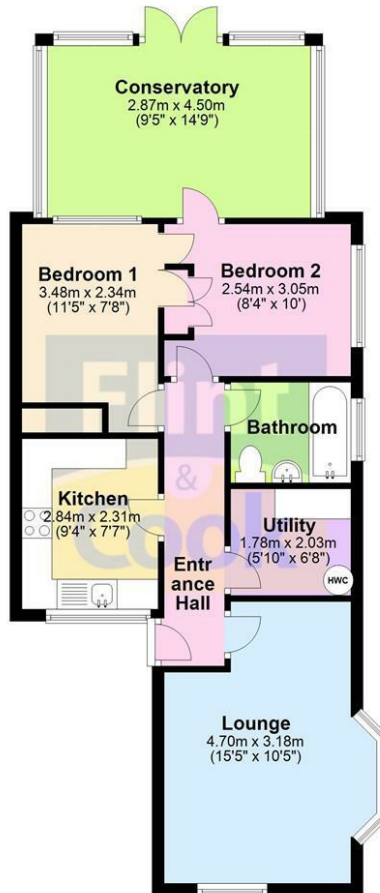
A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



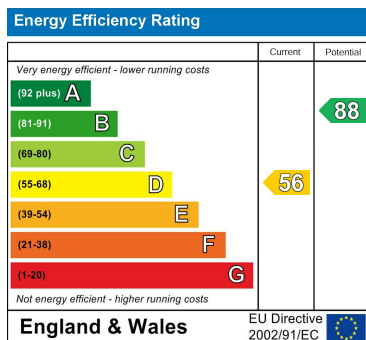
Total area: approx. 63.6 sq. metres (684.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



Call us on

01432 355455

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

