



House - Detached (EPC Rating: C)

3 HEVER ROAD, LOWER BULLINGHAM, HR2 6EW

Per month

£1,250 Per



4 Bedroom House - Detached located in Lower Bullingham

A 4 bedroom detached property situated in a popular residential location south of the City. The property benefits from gas central heating, double glazing, an enclosed rear garden, driveway parking and a garage. Sorry no pets. Available end of September

Entrance Hallway

W/C

Living Room

Dining Room

Kitchen

Landing

Master bedroom

En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garage

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 £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

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.

Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Council Tax - Band D

Broadband Connectivity - 2000Mbps Download.
2000Mbps Upload - Ultrafast - Source Ofcom

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.

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).

Money Laundering Regulations

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





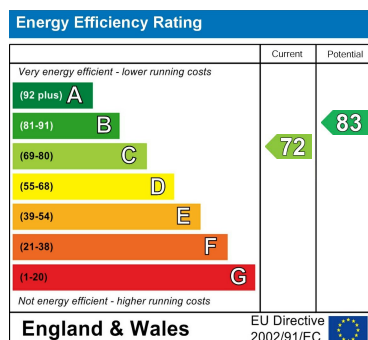
Total area: approx. 103.5 sq. metres (1113.8 sq. feet)

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

Council Tax Band

D

Energy Performance Graph



Call us on

01432 355455

hereford@flintandcook.co.uk

<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.

