



House - Terraced (EPC Rating: C)

22 COPPIN RISE, BELMONT, HR2 7UE

Per Calendar Month

£875 Per



2 Bedroom House - Terraced located in Belmont

| Terraced Property | Two Bedrooms | Kitchen | Sitting Room | Conservatory | Bathroom | Low Maintenance Gardens | Allocated Parking | EPC Rating C | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With vinyl flooring, ceiling light point, radiator, wall mounted fuse box, space for coat storage, an archway into the kitchen and door into the

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over, stainless steel sink and drainer unit with tiled splash backs, freestanding electric cooker, under counter space and plumbing for a washing machine, space for a freestanding fridge/freezer, double glazed window, wall mounted gas central heating boiler and ceiling light point.

Lounge/Dining Room

A spacious lounge/diner with fitted carpet, central ceiling light, carpeted stairs leading up to the first floor, radiator, electric fire with feature surround, double glazed sliding doors out to the

Conservatory

With tiled floor, ceiling light point, double glazed windows and doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious double comprising fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and double fitted wardrobe with sliding doors.

Bedroom Two

With fitted carpet, radiator, ceiling light point, double

glazed window to the front aspect and double fitted wardrobe with sliding doors.

Bathroom

A modern three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, double glazed window and ceiling light point.

Outside

To the front there is a double width parking space for two cars, with an area of stone. To the rear there is a low maintenance stoned garden with paved pathway to the rear access gates and useful storage shed.

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 £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Services And Expenditure

Services - Mains water, electricity, drainage and gas



are connected. Gas-fired central heating.

Hereford County Council - Tax - Band B

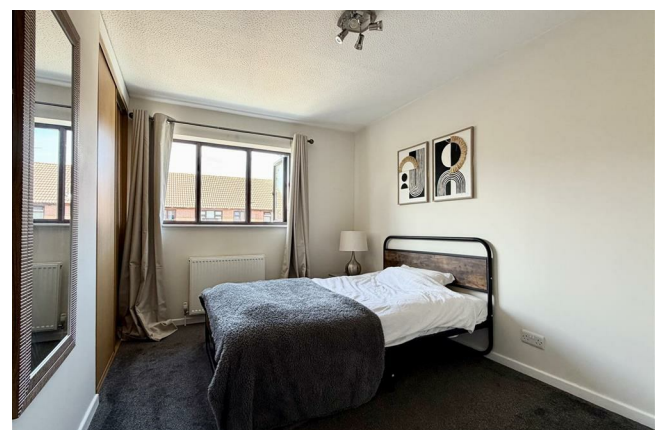
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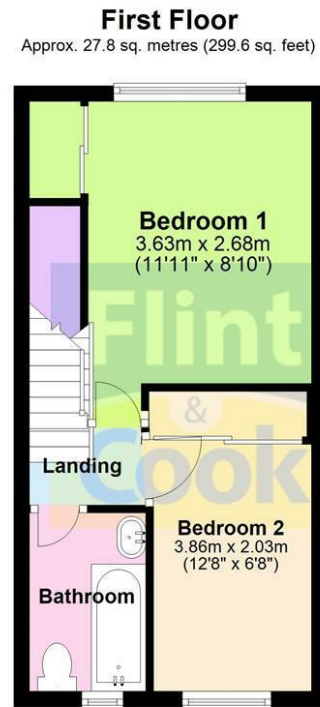
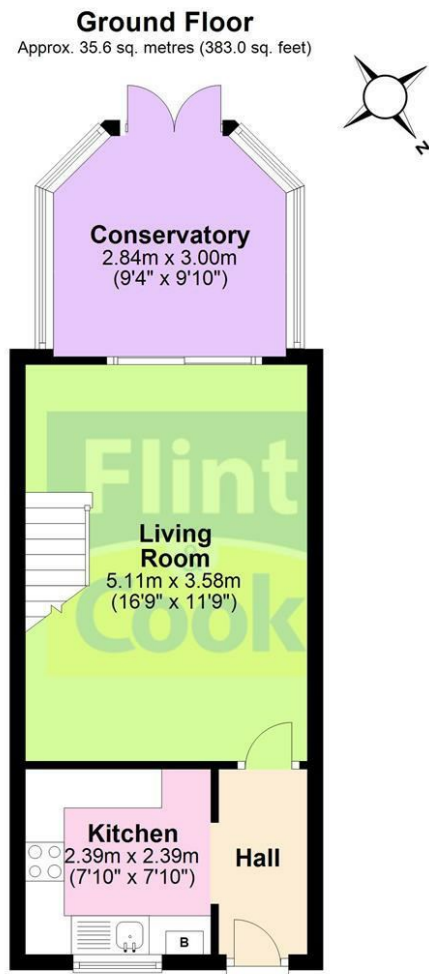
Tenancy Information And Permitted Payments

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

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



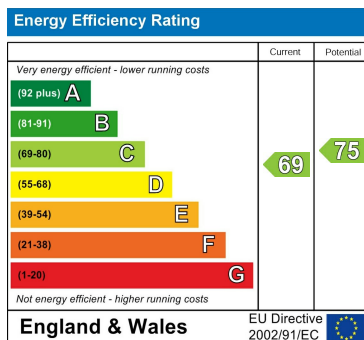


Total area: approx. 63.4 sq. metres (682.6 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01432 355455

lettings@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.

