

5 THE PASTURES

UPTON BISHOP, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7UU

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £900 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A SEMI-DETACHED HOUSE IN AN ACCESSIBLE VILLAGE LOCATION.

- KITCHEN • LIVING ROOM • TWO BEDROOMS • BATHROOM • CLOAKROOM
- ENCLOSED SOUTH FACING GARDEN • TWO DRIVEWAY PARKING SPACES • EPC RATING D

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what3words: ///unveils.upper.dugouts

ACCOMMODATION

An open porch with part glazed door opens into the entrance hall with adjacent cloakroom with hand basin and wc. The kitchen (9'1" x 7'3") has a range of dark blue base and wall units with oak effect worktops incorporating a stainless steel sink/drainer, with an integral Lamona electric oven and hob with extractor hood over, space for a fridge/freezer, plumbing for a washing machine and housing the Camray Quarter oil fired central heating boiler. The living room (15' x 13'11" MAX) has sliding patio doors opening onto the rear garden.

Stairs from the living room rise up to the first floor landing leading to a double bedroom (13'7" x 10'6") with airing cupboard, a second bedroom (10'8" x 6'11") and the bathroom with bath with Triton electric shower over, pedestal basin and wc.

OUTSIDE

The property has two driveway parking spaces. The front garden has a lawn with a path leading to the entrance porch and a shrub border. A gated side access opens into the enclosed south facing rear garden which has a patio seating area, lawn, shrub and flower borders and a garden shed.

SERVICES

Mains water and electricity are connected.

Oil fired central heating.

Shared private drainage.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

LOCAL AUTHORITY

Herefordshire Council Tel: 01432 260000

Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0833-3038-1206-7724-8204>

TENANCY

For a minimum period of twelve months on an Assured Shorthold Tenancy.

TENANT FEES

See attached Tenant Fees Schedule for information.

SECURITY DEPOSIT

A refundable security deposit of £1,035 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme (Custodial) provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- PETS AT THE LANDLORD'S DISCRETION

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at: -

www.nickchampion.co.uk

Flood Risk (Checked on 21.01.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 21.01.26)

O2: Good outdoor, variable in-home

EE, Vodafone and Three: Good outdoor

Broadband Availability (Checked on Ofcom: 21.01.26)

Standard: 21 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast: 2300 Mbps (highest download) / 2300 Mbps (highest upload)

Photographs taken: 20th July 2024

Particulars prepared: January 2026



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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)	One week's rent. 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).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

INDEPENDENT REDRESS:

propertymark