

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED GROUND FLOOR FLAT ENJOYING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE NON-SMOKERS ONLY. CHILDREN CONSIDERED. NO PETS. AVAILABLE NOW. CONTACT LEDBURY OFFICE.

DEPOSIT £951.92.

EPC RATING E. COUNCIL TAX BAND B.

£825.00 Per Month

1 Hopton Cottages, Ledbury, Herefordshire, HR8 2TW

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, Ledbury

A well presented ground floor flat enjoying views across the surrounding countryside. The accommodation briefly comprises; Entrance Hall, Kitchen, Spacious Sitting/Dining Room, Two Double Bedrooms and Shower Room. To the front of the property is a lawned garden with patio. A side access path gives access to the entrance door. Large shed/workshop (4.2m x 2.4m) with power together with a garden/tool shed. Parking area to the front of the property. Non-Smokers only. Children considered. No Pets. Available August. Contact Ledbury Office.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has

been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



Ledbury Office
01531 634648

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ledbury@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

