

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



BEING PART OF A FORMER VILLAGE PUB AN INTERESTING 3 BEDROOMED SEMI-DETACHED CHARACTER PROPERTY BENEFITING FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 RECEPTION ROOMS, BREAKFAST KITCHEN, REFITTED SHOWER ROOM, ENCLOSED REAR GARDEN WITH LARGE SHED/WORKSHOP AND OFF ROAD PARKING FOR 2 CARS. PETS BY NEGOTIATION. CHILDREN ALLOWED.

EPC RATING 'D', COUNCIL TAX BAND 'C', DEPOSIT £1,269.23, AVAILABLE NOW.

£1,100 Per Month

4 Crown Close, Dymock, Gloucestershire, GL18 2AZ

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4 Crown Close, Dymock

Being Part Of A Former Village Pub An Interesting 3 Bedroomed Semi-Detached Character Property Benefiting From Oil Fired Central Heating And Double Glazing With 2 Reception Rooms, Breakfast Kitchen, Refitted Shower Room, Enclosed Rear Garden With Large Shed/Workshop And Off Road Parking for 2 Cars. EPC: D. Pets by negotiation. Children allowed.

Directions

Proceed out of Ledbury the A449 towards Ross-on-Wye. Turn left at roundabout at Preston Cross sign posted to Dymock. Continue on past the golf club and then on entering the village of Dymock the property will be found on the right hand side just after the garage at the junction of Kempley Road.

Services

We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

Viewing

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

Council Tax

BAND C

EPC

The EPC rating for this property is D (56)

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.



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01531 634648

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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.

