

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A delightful studio apartment situated in a charming rural setting  
with far reaching views across the countryside

## £475.00 Per Month

The Studio Flat, The Orchards, Putley, Herefordshire, HR8 2QR

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# The Studio Flat, The Orchards, Putley

A delightful studio apartment situated in a charming rural setting with far reaching views across the countryside. The apartment is offered to let part furnished and the accommodation comprises: Large Living area with Kitchenette and separate Shower Room. Garden and off road parking.

Use of the tennis court

Monthly rental includes water charges

Non Smokers only. Not suitable for children. No Pets

Available Mid June

Contact Ledbury Office



## Viewing

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

## Council Tax

COUNCIL TAX BAND "A"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## Directions

From the Ledbury office, proceed through the town centre following the signs for Hereford and stay on the A438. Proceed straight across at the Trumpet crossroads and take the first left to Pixley, Putley and Woolhope. Follow road for approximately one mile and then turn left for Putley Church. Continue along this lane until you reach a large right hand bend. The property will be found on the left hand side behind black wrought iron gates.

## 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 purchases/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 formerly 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**

**3-7 New Street, HR8 2DX**  
**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.

