



**STEVE GOOCH**  
LETTINGS | EST 1985



## The Mill Flat Darnells Farm Ross-On-Wye HR9 7SQ

- BILLS INCLUDED
- One Bedroom First Floor Flat
- Open Plan Lounge/Kitchen
- Off Road Parking Available
- Oil Fired Central Heating & UPVC Double Glazing
- EPC Energy Rating D
- Council Tax Band A
- Beautiful Countryside Views



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# £650 Per Calendar Month

## AVAILABLE

October 2024

## PRICE AND OTHER INFORMATION

Rent £650.00 \* Bills included \*

Deposit £750.00 5 weeks rental amount

Holding Deposit £150.00 - 1 weeks rental amount

Minimum Income/Earnings £19,500 2.5 x yearly rent

Please note all applications are subject to earnings / income verification additional information maybe required in the case of self employment applications. If self employed you will need to have been trading for at least 3 years and be able to provide confirmation of earnings for at least the last 2 years. Applications are also subject to credit reference agency checks please be aware that any issues in your credit past may hinder your ability to proceed.

## ACCOMMODATION

Accommodation consisting of double bedroom, bathroom with walk in shower and open plan lounge / kitchen. Benefits include oil fired central heating, double glazing, kitchen appliances to include electric cooker, fridge and washing machine.

## ENERGY RATING

67/D

## COUNCIL TAX BAND

Herefordshire District Council Tax - A

## RESTRICTIONS

Sorry but No Pets or Smokers.

## SERVICES

**\*\*ALL BILLS INCLUDED\*\***

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: Oil Central Heating

## BROADBAND SPEED

Standard: 16 Mbps, Superfast: N/A, Ultrafast: N/A

## MOBILE PHONE COVERAGE

EE, Three, O2 & Vodafone

## TENANT INFORMATION

From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting up and concluding a tenancy agreement as well as a limited number of charges during the tenancy. If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.

Other fees which may apply during the tenancy such as loss of keys or replacement security devices (cost of replacement), changes to the signed tenancy agreement (£60 inc VAT), failure to pay rent due (3% above Bank of England base rate interest on arrears) and early release from a signed fixed term tenancy agreement (remainder of rent due for the fixed term plus the landlord's re-letting costs). Pets may be considered on a tenancy at an increased rent, detailed on advertising of the property.

The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For Assured Shorthold Tenancy Agreements, our minimum period is 6 MONTHS.

For your re-assurance, Steve Gooch Lettings have client money protection through ARLA Propertymark to protect the clients money, such as rents and deposits, received, all security deposits are lodged with the Deposit Protection Service and are compliant with all current legislation and our chosen redress provider is The Property Ombudsman.

## VIEWINGS

Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.



## MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.