

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Lewall House, High Street, Newent, Gloucestershire, GL18 1AN

£695 pcm

A well presented one bedroom flat situated in the heart of Newent town centre with private access is available to let unfurnished. The property comprises open plan kitchen diner, bathroom with shower over the bath, good size lounge and spacious bedroom. Available October. Electric Central Heating. EPC rating E. Council tax band A.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01531 634648

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Location: Newent is an attractive and thriving unspoilt town with a range of attractions for shoppers and visitors. Many of the buildings date from the thirteenth Century and the centrepiece of the town is the Old Market Hall which was built in 1668. The town is approximately 10 miles from Gloucester 9 miles from Ledbury and just 4 miles to Junction 3 of the M50.

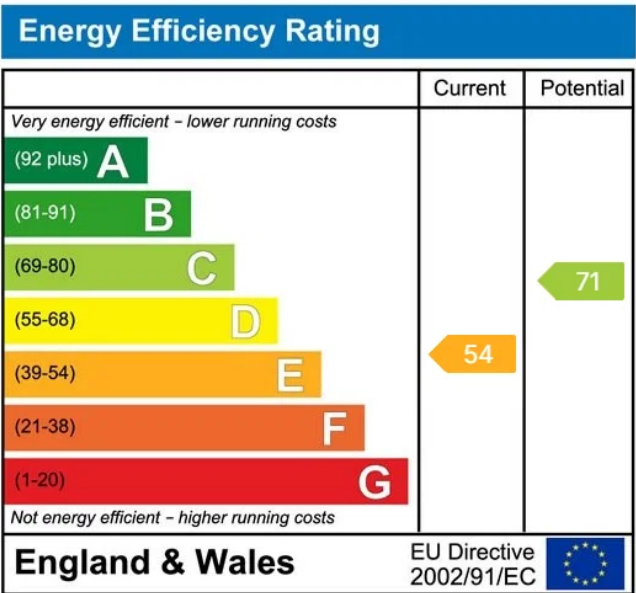
Services: We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances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

Energy Performance Certificate: The EPC rating for this property is E (54).

Council Tax Band : 'A'

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

Holding Fee & Deposit: Before the tenancy starts (payable to John Goodwin 'the Agent')
Holding Deposit: 1 week's rent which equates to £160.38. This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(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).





Deposit: 5 weeks' rent which equates to £801.92

This covers damages or defaults on the part of the tenant during the tenancy.

Right to Rent: Under the Immigration Act 2014, landlords and Agents are required to carry out immigration checks on all adult occupiers.

Acceptable documents that a tenant can use to demonstrate their identity and Right to Rent are dependent on their nationality.

Options for British & Irish citizens are:

- a British passport (current or expired)
 - an Irish passport or passport card (current or expired)
 - a certificate of naturalisation or registration as a British citizen
- Options for all other nationalities are:

- a share code, which is requested from the Home Office
- your original immigration documents

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.

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.