Lower Bartestree Barns, Bartestree, Hereford, HR1 4DT

£1,200 pcm

A very well presented two bedroom barn conversation situated in the quiet area of Lower Bartestree and is available to let unfurnished. The property briefly comprises; large kitchen with an American style fridge/freezer, washing machine, family bathroom with shower over the bath, spacious lounge with wood burner, a beautiful wooden and metal staircase leads upstairs to two double bedrooms and ample storage throughout. The property benefits from off road parking and an enclosed garden.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London

Deposit: £1,269.23

Furnishing: Unfurnished

Location

Located on the fringe of the very popular east Herefordshire villages of Bartestree and Lugwardine. This attractive property is nearby to an excellent range of local services with a village stores, community centre, public houses, a junior school and the highly regarded St Mary's Secondary School. More extensive facilities are available at Hereford with a choice of shops, restaurants, leisure facilities and a main line train station.

Council Tax Band

'A'

Energy Performance Certificate

The EPC rating for this property is C.

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 253.84
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 £1,269.23
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 our 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

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.