

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Bridgend, Elderfield, Gloucester, Gloucestershire, GL19 4PN

£1,600 pcm

A well presented period property set over three storeys and set in the popular rural village of Eldersfield. The accommodation briefly comprises; Entrance Hall, Kitchen/ dining room , Sitting Room and W.C. The first floor provides Master Bedroom with ensuite shower room, further double bedroom and family bathroom. The second floor has two further double bedrooms and Cloakroom. Outside there is a good size garden, storage shed and allocated parking for two vehicles. LPG Gas Central Heating. Non-smokers only. Pets considered. Shared septic tank with West Lodge

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1



01531 634648

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



We are pleased to offer to the market this spacious four double bed roomed property set over three storeys in the rural village of Elderfield. The property has been redecorated throughout in neutral colours, all wooden flooring on the ground floor level as been re-waxed. The property is offered unfurnished, on ground floor comprises of a fitted kitchen with built in oven and hob, dining area, generous size lounge and downstairs wc facilities. On the first floor offering two double bedrooms, master bedroom benefits from en-suite facilities, also located on the level is a family bathroom with bath, shower toilet and wash basin. Finally the third floor offers two double bedrooms and WC facilities. All set within a well maintained garden and patio area, two parking spaces. and LPG gas central heating.

Services

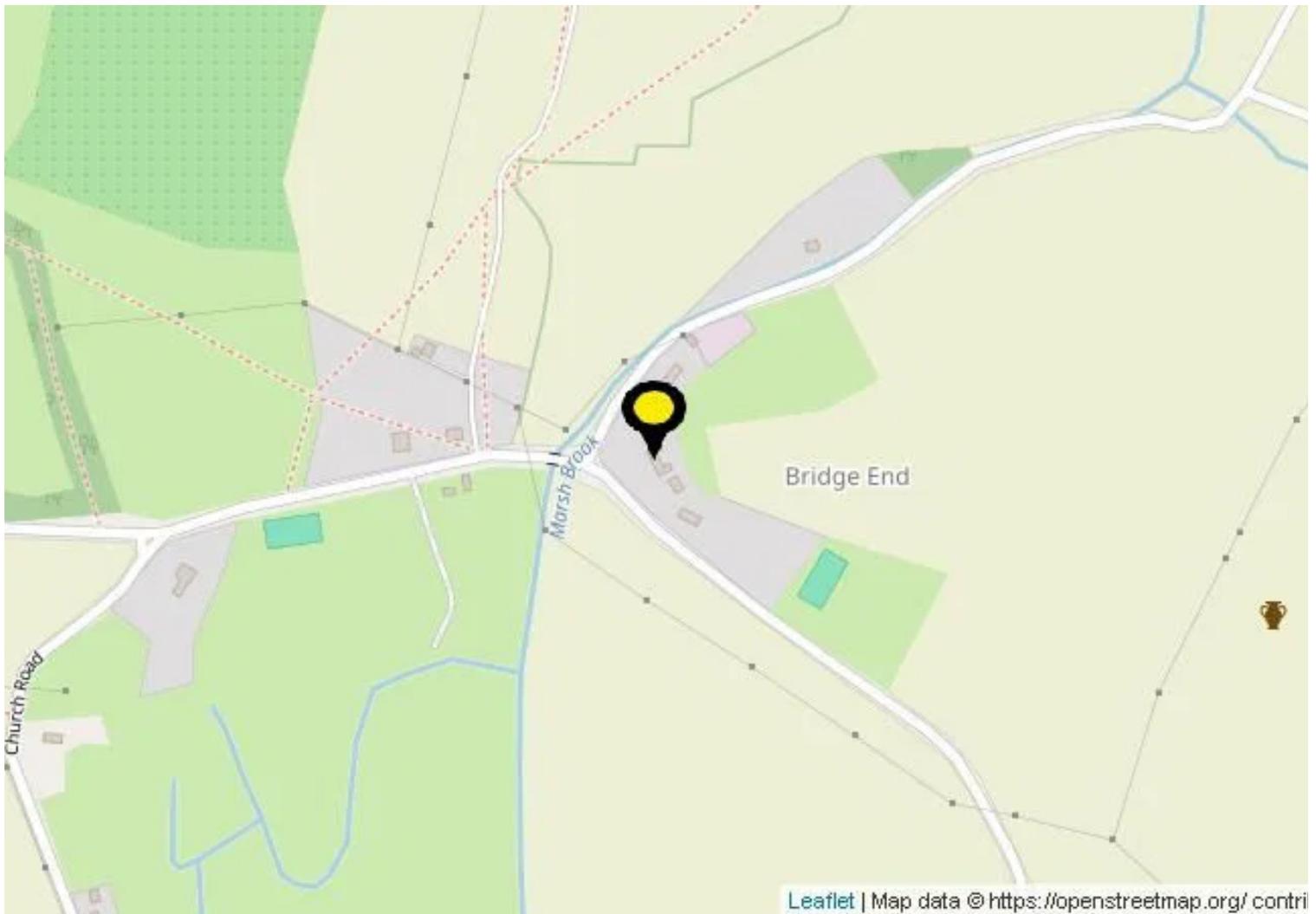
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should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

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.





Energy Performance Certificate

The EPC rating for this property is E (43).

Viewing

By appointment to be made through the Agent's Ledbury Lettings 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 £369.23. 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 £1,846.15

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

General

Prospective tenants will be required to produce identification 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 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.