

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



24a New Street, Ledbury, HR8 2DX

£905 pcm

A spacious Cottage set in a quiet location close to the town centre. The well proportioned accommodation has the benefit of gas fired central heating and double glazing. It is arranged at ground floor level with an entrance hall, open plan sitting room and kitchen. On the first floor the landing gives access to two double bedrooms and a bathroom. One allocated parking space and private courtyard garden. There is an additional monthly charge of £35.00 to cover water and sewerage costs. Available December.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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



Deposit: £1,044.23

Furnishing: Unfurnished

Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Directions

From the agents Ledbury office turn right and proceed down New Street. After a short distance turn left, immediately after the Talbot Public House. Continue across the courtyard to the far corner and go through the gate where the property will be located.

Council Tax Band

'B'





Energy Performance Certificate

'C'

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

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 £208.84
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 £1,044.23
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 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.