

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Lower Bartestree Barns, Bartestree, Hereford, HR1 4DT

£1,200 pcm

A very well presented two bedroom barn conversion 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

01531 634648

Ledbury Office
lettings@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



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

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



Deposit: £1,384.61

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 276.92

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 £1,384.61

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