JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









The Homend, Ledbury, Herefordshire, HR8 1BZ

£795 pcm

A modern end of terraced cottage in a quiet yet convenient location for town centre facilities. It briefly comprises: Entrance Hall, fitted Kitchen/Sitting Room, Two Bedrooms and Shower Room. Off-Road Parking for one car. Electric Heating. Council Tax Band A. Non-smokers only. Available November. Contact Ledbury Office.

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



Council Tax

COUNCIL TAX BAND "A"
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.

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 £183.46. 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 £917.30. 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

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.

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.