

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



32 Prince Rupert Road, Ledbury, Herefordshire, HR8 2FA

£1,200 pcm

A well presented semi-detached family home situated within a popular development on the outskirts of the town with good access to the shops, benefitting from double glazing and gas Central Heating. The accommodation briefly comprises; Entrance Hall, W.C, Sitting Room, and Fitted Kitchen with attached dining area. To the first floor are the three bedrooms, two of which benefit from built-in wardrobes, and a family bathroom. Parking and Garage. Enclosed rear garden with garage access. Available Now.

Bedrooms: 3 | 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



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.

Services

We have been advised that 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.

Energy Performance Certificate: The EPC rating is 'C'

Council Tax Band: "C"

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





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

General: Intending purchasers will be required to produce identification documentation and proof of funding in order 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 formally 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.