

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Lower Eggleton, Ledbury, Herefordshire, HR8 2UF

£1,250 pcm

Discover a charming Coach House in the tranquil hamlet of Lower Eggleton, offering spacious living and picturesque rural views, providing an ideal retreat whilst maintaining convenient access to local amenities. As you enter, you are greeted by a characterful kitchen, two well-proportioned reception rooms, benefiting from a wood burner in each, and a downstairs toilet with shower. Upstairs, you will find three spacious bedrooms, complemented by a further traditional bathroom. Outside, the property boasts a large garden, offering a wonderful outdoor space for recreation, gardening, or simply enjoying the surroundings. Parking is ample; there is also a convenient carport for external storage or parking. Available Now. Oil Central Heating. Rent is inclusive of water & sewerage costs.



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



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 (49).

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 **£288.46**. 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 **£1,442.31**. 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

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.