

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Hallwood Drive, Ledbury, HR8 2FY

£875 pcm

The well presented 2 Bedroomed Terraced house benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, entrance hall, cloakroom with WC, a fitted kitchen and a sitting room. On the first floor the landing gives access to two bedrooms and a bathroom. A hardstanding to the front provides off road parking and there is an enclosed easily maintained garden to the rear. EPC 'C', Council tax band 'B'. Available Mid August.

Bedrooms: 2 | Bathrooms: 1 | Reception: 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: £1,009.61

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street and Lower Road. Turn right towards the end of Lower Road into Childer Road, turn left into Hallwood Drive and follow the road around to the left and the property will be located on the right hand side.

Council Tax

COUNCIL TAX BAND "B"

Energy Performance Certificate

The EPC rating for this property is C (74)

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 £201.92

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 £1009.61

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