

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Homend, Ledbury, Herefordshire, HR8 1BS

£1,350 pcm

This delightful and beautifully presented property benefits from gas central heating and double glazing with accommodation comprising to the ground floor a well-proportioned reception room. To the first floor there is a sitting room with external access to the garden, contemporary recently fitted kitchen, Bedroom and Family Bathroom. To the second floor there are two further double bedrooms. Outside the property benefits from a rear garden which is attractively landscaped with a paved terrace and gravelled pathways interspersed with well planted flowerbeds and borders. Non-Smokers only. Available End of May.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London




Deposit: £1,557

Furnishing: Unfurnished

A charming Grade II listed Victorian terraced house situated within the heart of Ledbury town, within easy access of the many individual shops, amenities and mainline railway station.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel:

[01531 634648](tel:01531634648) 

Council Tax

COUNCIL TAX BAND "B" 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 C.





Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £311.40

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 £1557

This covers damages or defaults on the part of the tenant during the tenancy.

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.