

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Kingfisher Cottage, Ross-on-Wye, Herefordshire, HR9 7JN

£1,050 pcm

A Converted Barn Situated In An Area Of Outstanding Natural Beauty. The Property Has Been Finished To A High Standard And The Accommodation Briefly Comprises; Entrance Hall, Fitted Kitchen With Integrated Double Oven, Microwave, Hob With Extractor Over, Washing Machine, Dishwasher And Fridge/Freezer, Sitting Room With Wood Burning Stove, Master Bedroom, Second Bedroom And Bathroom. LPG Under Floor Heating Throughout. Parking For Two. Garden. Storage Shed. Available October.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**



Regulated by

**RICS**

**01531 634648**

Ledbury Office  
lettings@johngoodwin.co.uk  
[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)  
@JGoodwinFRICS

**3-7 New Street, Ledbury, Herefordshire, HR8 2DX**

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London





**Deposit:** £1,211.53

**Furnishing:** Unfurnished

#### **Description**

A Converted Barn Situated In An Area Of Outstanding Natural Beauty. The Property Has Been Finished To A High Standard And The Accommodation Briefly Comprises; Entrance Hall, Recently Fitted Kitchen With Integrated Double Oven, Microwave, Hob With Extractor Over, Washing Machine, Dishwasher And Fridge/Freezer, Sitting Room With Wood Burning Stove, Master Bedroom, Second Bedroom And Bathroom. LPG Under Floor Heating Throughout. Parking For Two. Garden. Storage Shed. The Property Also Possesses Rights To Launch Canoes Into The Nearby River Wye. Available October. Contact Ledbury Office. (There Is An Additional Monthly Charge Of £25 Which Covers The Sewerage)

#### **Energy Performance Certificate**

'E'

#### **Council Tax Band**

'C'





## 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 £507.69

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 £2538.46

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

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.