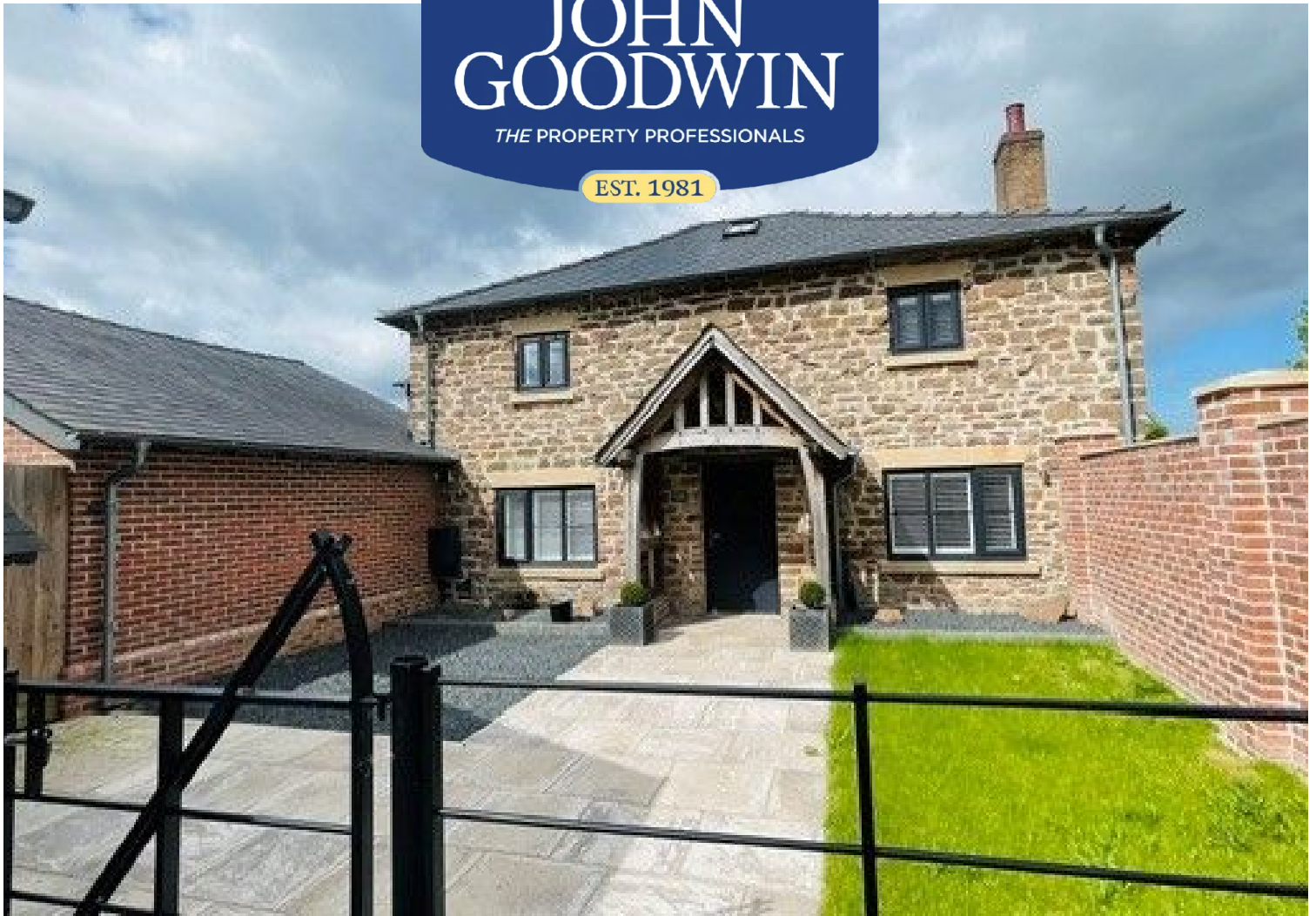


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Bromyard, Herefordshire, HR7 4JN

£1,595 pcm

A very well presented character Cottage set within the complex of Fir Tree Cottages which is located in the village of Much Cowarne. Offered to let unfurnished and comprises open plan living room with woodburning stove with fully fitted kitchen with range cooker, integrated fridge/freezer, utility room with outside space for bins, cloakroom, stairs and landing with character beams and velux window leading to the master bedroom with ensuite shower room, two further double bedrooms and family bathroom with roll top bath and separate shower cubicle. Under floor heating to ground floor and Oil fired central heating. Single garage and allocated parking.



01684 892809

Malvern Office
lettings@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS

13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Upton, Colwall, Colwall Office & London





Deposit: £1,840.38

Furnishing: Unfurnished

Directions

<https://what3words.com/riverside.predict.daunting>

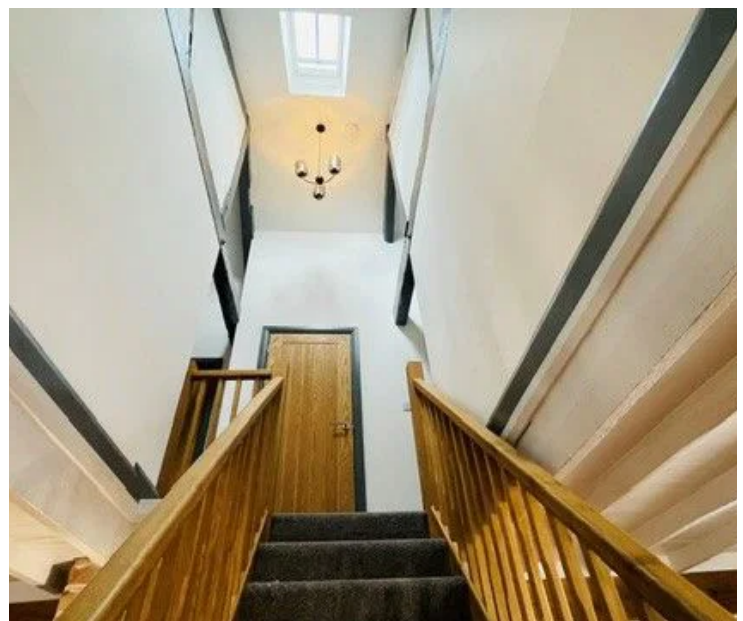
Location

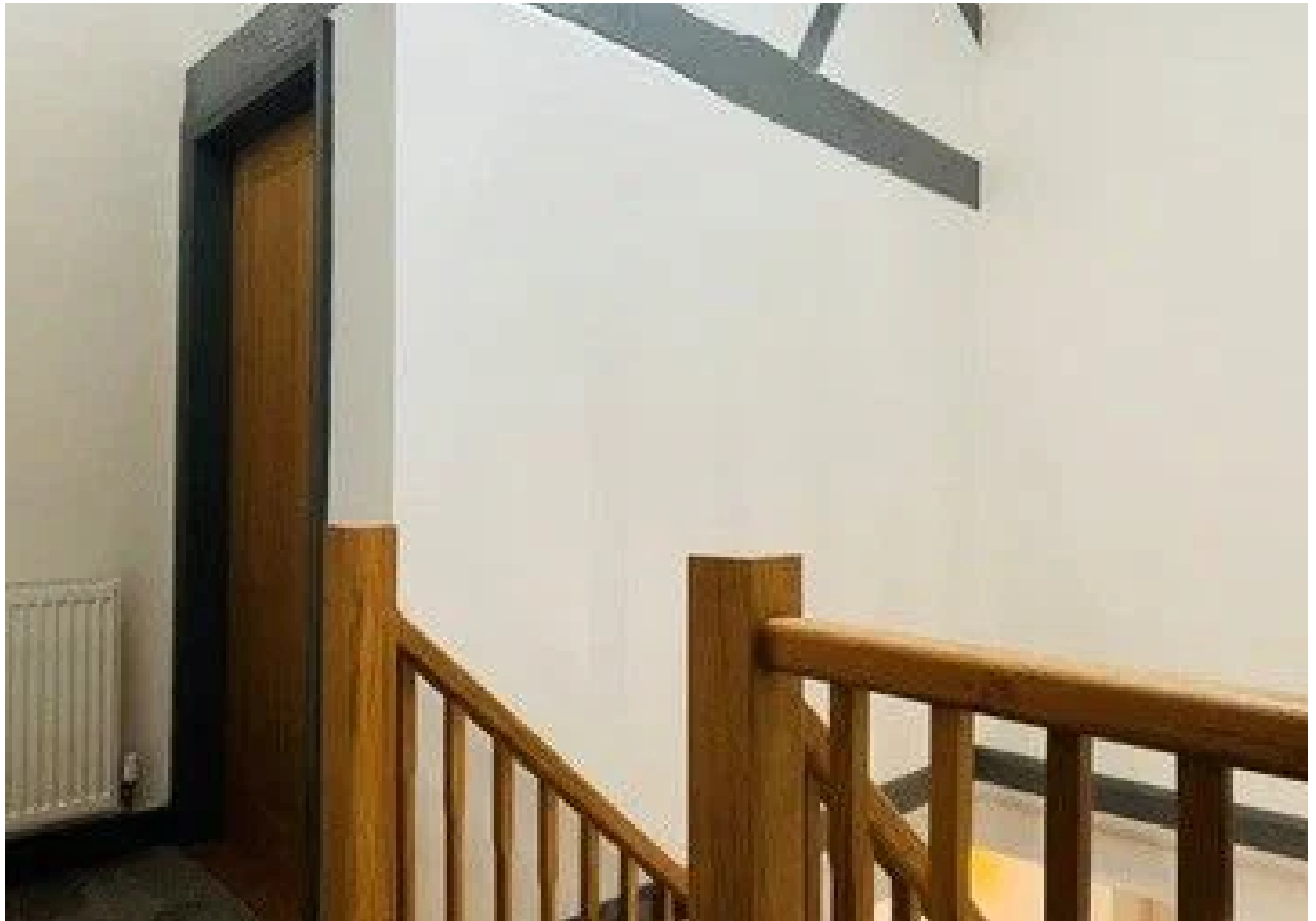
The Fir Tree Cottages complex is situated in the beautiful village of Much Cowarne located approximately 9 miles from Hereford and 10 miles from Bromyard where an extensive array of amenities are available. Nearby villages of Stoke Lacy and Burley Gate offer a Post Office, community shop and primary school. The Hop Pocket Shopping Village is just three miles away at Bishops Frome where you will also find a community shop and two public houses.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel:

01684 892809 





Council Tax

COUNCIL TAX BAND "TBC"

Energy Performance Certificate

The EPC rating for this property is C (76).

Broadband

Agents note: Satellite Broadband will be required in this location due to poor signal.

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £414.23

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 £2071.15

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