

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Munsley, Ledbury, Herefordshire, HR8 2SJ

£2,200 pcm

A beautifully presented detached family home, which is in the hamlet of Munsley, nestled in the heart of the Herefordshire countryside. The house is surrounded by a large enclosed garden with patio, studio annexe with kitchenette and a small collection of fruit trees. Oil central heating. Driveway parking. Available Now.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2



Regulated by

RICS

01531 634648

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



Deposit: £2,307.69

Furnishing: Unfurnished

A beautifully presented detached family home, which is in the hamlet of Munsley, nestled in the heart of the Herefordshire countryside. The accommodation briefly comprises; Entrance porch, entrance hall, sitting room with woodburning stove, ground floor bedroom/study with adjacent shower room, dining room/snug with wood burning stove and large open plan kitchen/living room, utility and W.C. The first floor provides master bedroom with spacious ensuite bathroom, two further double bedrooms and family bathroom. Underfloor heating to the ground floor. Oil CH. The house is surrounded by a large enclosed garden with patio, studio annexe with kitchenette and a small collection of fruit trees. Peaceful rural location with stunning views across open countryside. Oil central heating. Driveway parking. N.B Internet available via satellite only. i.e star link. Available Now.

** Agricultural barn and field also available by separate negotiation. (Not suitable for livestock). **

Council Tax

COUNCIL TAX BAND "F"

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.

Viewing

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

01531 634648 

What3words

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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.