

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



17 Birch Close, Ledbury, Herefordshire, HR8 2EW

£1,200 pcm

A modern semi detached house conveniently situated in a popular cul de sac within Ledbury. The accommodation comprises: Entrance Hall, Sitting Room and Kitchen. Three bedrooms and a family bathroom with separate WC. Integral Garage with additional driveway parking. Enclosed rear Garden, Double Glazing and Gas Central Heating. Non-Smokers only. Available September. Contact Ledbury Lettings Office.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01531 634648

Ledbury Office
lettings@johngoodwin.co.uk
www.johngoodwin.co.uk
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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

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



Council Tax:

COUNCIL TAX BAND "C"

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 TBC.

Viewing

By appointment to be made through the Agent's Ledbury Lettings 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 £276.92 - 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 £1,384.61 - 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

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.