

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A charming former Coach House in the pretty rural location of Munsley, close to Ledbury and Hereford. The property is part/fully furnished. Parking for 1-2 cars. Oil Central Heating. Non-Smokers only. No pets. No Children. Single Occupants Only. Available Mid January. There is an additional monthly charge in the region of £260 (to be confirmed) which covers, heating, electric, water, sewerage, Council Tax, 2hrs cleaning and gardening.

LODGER AGREEMENT

## £850.00 Per Month

The Coach House, Munsley, Ledbury, Herefordshire, HR8 2SJ



# Munsley, Ledbury

A charming former Coach House in the pretty rural location of Munsley, close to Ledbury and Hereford. The property briefly comprises; reception hall, Kitchen with hob, fridge and washing machine, Shower Room. To the first floor there is Master Twin Bedroom and Sitting Room/Study. The property is part/fully furnished. Parking for 1-2 cars. Oil Central Heating. Non-Smokers only. No pets. No Children. Single Occupants Only. Available Mid January.

There is an additional monthly charge in the region of £260 (to be confirmed) which covers, heating, electric, water, sewerage, Council Tax, 2hrs cleaning and gardening.

## LODGER AGREEMENT

### Directions

What Three Words: <https://w3w.co/toasters.riverbank.popping>

### Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

### EPC

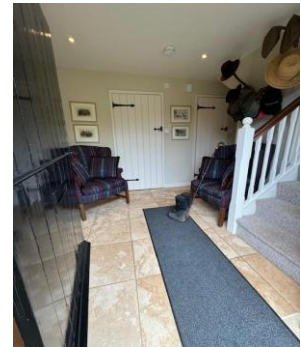
N/A

### General

Intending purchasers will be required to produce identification documentation and proof of funding in order 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 formally 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.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)

#### 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.

