



## 28 Oatleys Crescent, Ledbury, HR8 2BY £1,200 Per Calendar Month

The house features three well-appointed bedrooms, two bathrooms and fantastic garden area. The layout of the property is both practical and functional, making it easy to adapt to your lifestyle needs.

Situated in a peaceful neighbourhood, this home offers a sense of community while being conveniently located near local amenities, schools, and parks. Ledbury is known for its picturesque surroundings and rich history, making it an ideal place to settle down.

### **Living Room 4.91×3.34**

Large living room with front aspect window, brick built fireplace with electric fire.

### **Kitchen 11'2"×12'1" (3.42×3.69)**

Modern fitted kitchen, with a range of eye level and base level units. Property has a cooker with a gas hob.

### **Bedroom One 9'2"×12'1" (2.81×3.70)**

To the rear of the property, a very generous double room with view over the garden and scenery.

### **Bedroom Two 8'1"×10'11" (2.48×3.33)**

Second double bedroom to the front of the property. Large windows letting in lots of light.

### **Bedroom Three 7'8"×6'4" (2.36×1.95)**

Third generously sized bedroom with front aspect window.

### **Shower Room 5'8"×4'4" (1.74×1.34)**

Lino flooring with wash and basin low-level WC and enclosed electric shower unit

### **Bathroom 5'11"×6'1" (1.81×1.87)**

White bathroom suite comprising of a low level flush WC obscure double glazed window to the rear aspect over shower over the bath with tile surround and wash hand basin and large towel radiator lino flooring.

### **Garden**

Large patioed area. great for hosting and lawned area a few steps down from the patio.

### **Council Tax Band**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### **Tenancy Managed**

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an

appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

### **Tenancy Fees**

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

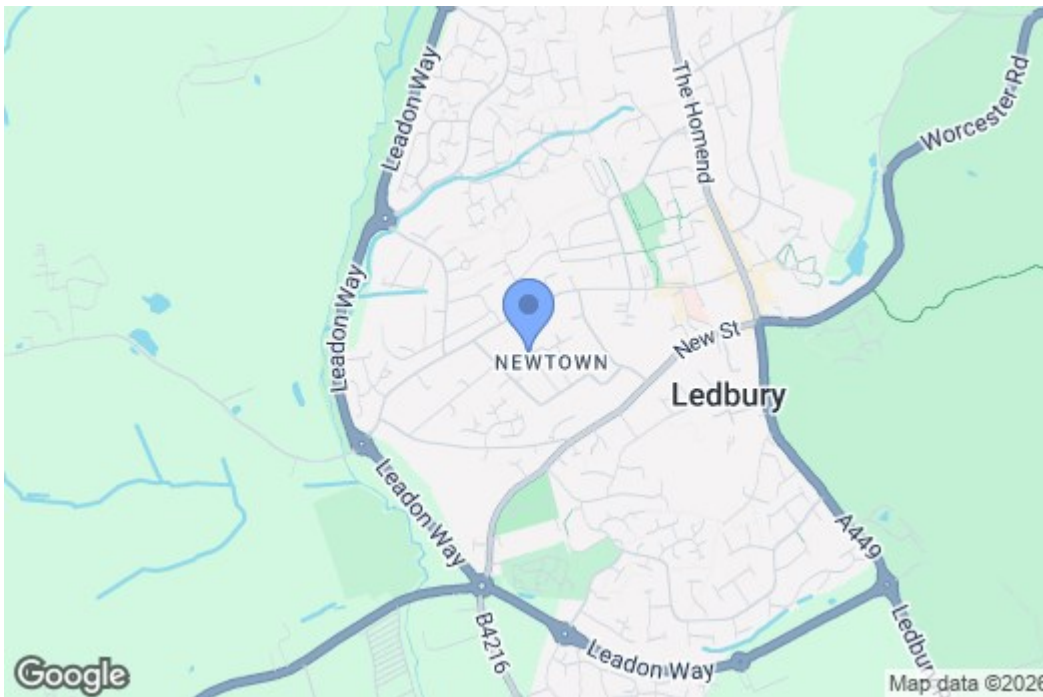
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

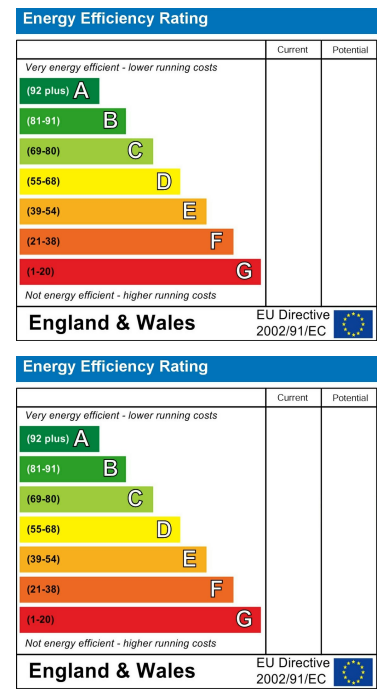
Please ask a member of staff if you have any questions about our fees.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.