

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Cold Green, Bosbury, Ledbury, Herefordshire, HR8 1NN

£1,200 pcm

A well presented and extended semi detached House located on the outskirts of the popular village of Bosbury. The accommodation briefly comprises; entrance hall, living room with woodburning stove and under stair storage cupboard, dining area, recently fitted breakfast kitchen with integrated electric oven, hob and extractor hood, French doors leading to the rear garden beyond, utility with plumbing for washing machine and space for tumble dryer and cloakroom. To the first floor there are three bedrooms and refitted bathroom. Oil fired central heating and double glazing throughout. Off road parking.

Bedrooms: 3 | 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: £1,384.61

Furnishing: Unfurnished

Location

The property is situated on the outskirts of the popular village of Bosbury, which has a primary school, church, village hall and public house. Ledbury is approximately 4 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically well placed for access to a number of major centres including the city of Worcester (14 miles), Hereford (16 miles).

Council Tax Band

'C'

Energy Performance Certificate

The EPC rating for this property is D.

Viewing

By appointment to be made through the Agent's Ledbury 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