

Linton, Ross-on-Wye HR9 7RY

£1,800 Per Month

naylor powell

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• Family home offering flexible living accommodation • Immaculately presented throughout • Quiet village location • Generously sized garden • Ample off road parking and garage • EPC D61

Unit A2 Spinnaker House Spinnaker Road, Gloucester, GL2 5FD
01452 398010 Opt2
docks.lettings@naylorpowell.com
www.naylorpowell.com

£1,800 Per Month

This well presented family home is situated in the heart of the charming, rural village of Linton. The property boasts a fantastic living space which includes a well-equipped country kitchen and family room with French doors overlooking the rear garden. Further accommodation on the ground floor includes a practical utility room, living room and additional reception room. To the first floor are four bedrooms with an en-suite to the master and a family bathroom.
Outside, there is a driveway with parking for four vehicles, leading to a single garage and pleasant, well established gardens.

The property is available mid December and is managed by Naylor Powell. There is a restriction of no smokers or pets.

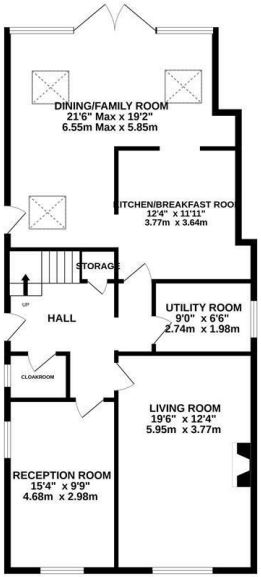




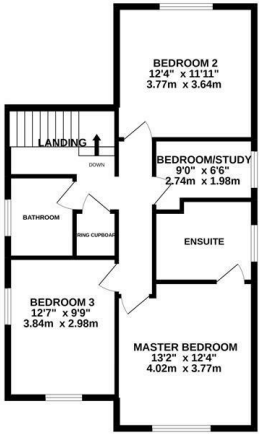




GROUND FLOOR
1027 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



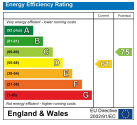
TOTAL FLOOR AREA : 1752 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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Administration charges

Holding Deposit (per tenancy)	**One week's rent.** This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(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).
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.
Security Deposit (per tenancy. Rent of £50,000 or over per year) during the tenancy.	**Six weeks' rent.** This covers damages or defaults on the part of the tenant
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.

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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.
Redress Scheme	Naylor Powell's chosen redress scheme is The Property Ombudsman, Milford House, 43 - 55 Milford Street, Salisbury, Wiltshire, SP1 2BP. Tel: 01722 333306. As licensed members of ARLA Propertymark we are part of the Propertymark Client Money Protection Scheme.

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