



1 Lower Mill Bosbury, Ledbury, HR8 1PY **£900 Per Calendar Month**

Situated at the conclusion of a single lane track on the outskirts of the village of Bosbury, this end of terraced cottage has recently been refurbished by the Landlord. The accommodation briefly comprises; reception hall fitted kitchen, living room, two double bedrooms and a bathroom. The cottage benefits from double glazing and electric heating. Outside, there is ample off road parking and large gardens backing onto open fields. Available to let on an unfurnished basis and available from April. EPC Rating E53

Reception Hall

A part glazed entrance door leads into the Reception Hall with double glazed window to side, staircase to First Floor Landing, electric radiator and doors to Living Room and Kitchen.

Kitchen

The kitchen is newly fitted with a range of pale grey high-gloss base and eye level units with one and a half bowl sink unit with mixer tap, integrated electric oven and hob with extractor hood above. Plumbing for washing machine and space for tall fridge freezer. Two double glazed windows taking full advantage of views over the surrounding countryside.

Living Room

A pleasant room with dual aspect windows, TV point and electric radiator. Deep under stairs storage cupboard.

First Floor Landing

Continuing up the staircase to the First Floor Landing with double glazed window to front, airing cupboard with lagged tank and shelving. Doors to all rooms.

Bedroom One

Double bedroom with double glazed window to rear and electric radiator.

Bedroom Two

Double bedroom with double glazed window to rear and electric radiator.

Bathroom

Newly fitted with a white suite comprising panelled bath with electric Mira Sport shower over and glass screen. Pedestal wash hand basin, low-level WC, shaver light and point, extractor hood, convector heater.

Utility Area

Accessed from the rear of the property is a useful Cellar storage area which has been adapted for use as a Utility Room having stainless steel sink unit with mixer tap, plumbing for washing machine, double glazed window to front and power points.

Outside

To the front of the property is a lawned fore garden with shrub border and ample off road parking. There is a substantial timber garden shed and gated access which leads to the rear garden beyond.

Steps lead down to the large lawned garden enclosed by post and wire fencing and a door leads into the Cellar storage area and utility.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via 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 Unmanaged

This Tenancy will be managed by 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.

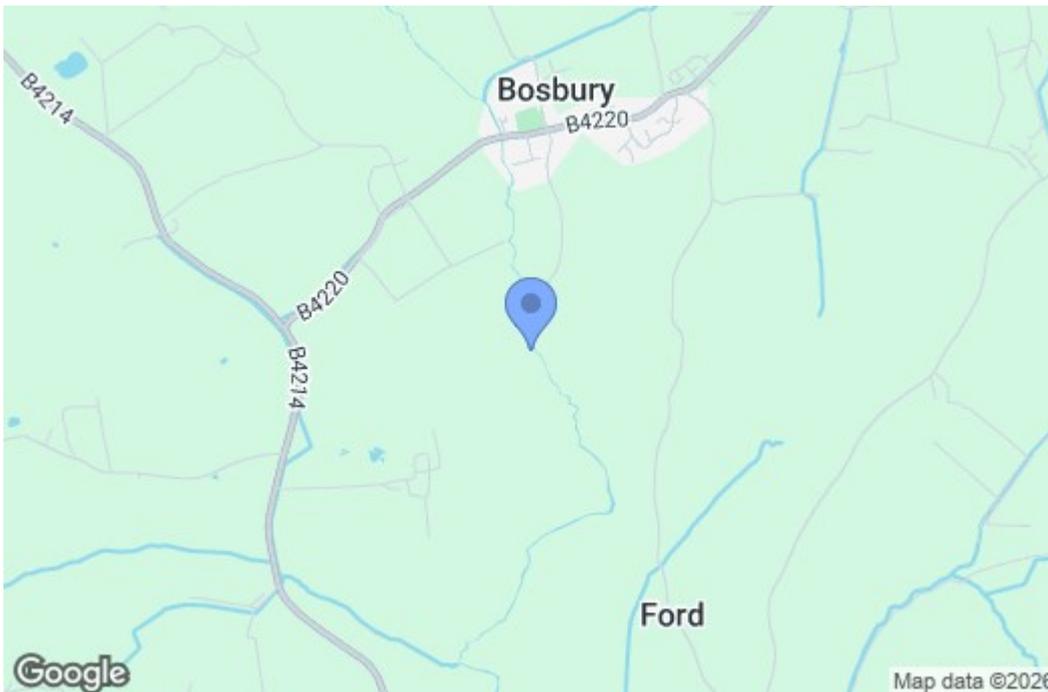
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new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

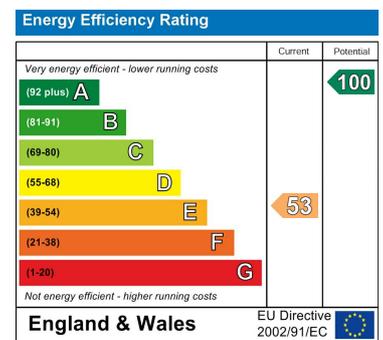
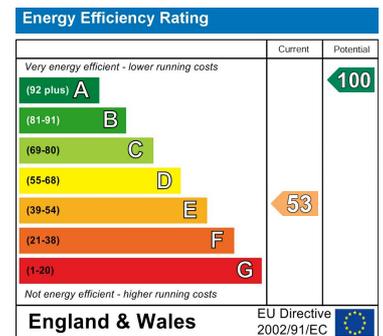
Please ask a member of staff if you have any questions about our fees.

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.