STEVE GOOCH
LETTINGS | EST 1985



4 Masons Yard

Ross-On-Wye HR9 7GW

- Coach House Style Apartment
- Located Within Walking Distance To Local Amenities
- One Double Bedroom
- Open Kitchen / Living Room
- Shower Room
- Off Road Parking
- Gas Central Heating & Double Glazing
- Council Tax Band A & Energy Rating 81/B

£795 Per Calendar Month

Situated in the attractive market town of Ross-on-Wye, Masons Yard offers an excellent blend of everyday convenience and beautiful countryside surroundings. Ross-On-Wye provides a good range of independent shops, cafés, restaurants, supermarkets, schools and leisure facilities, while the picturesque River Wye and surrounding countryside offer plenty of opportunities for walking and outdoor pursuits.
Excellent road connections via the A40 and M50 provide convenient access towards Hereford, Gloucester, Cheltenham and the wider motorway network.

AVAILABLE
NOW!

PRICE AND OTHER INFORMATION
Rent £795.00
Holding Deposit £183.00 - 1 weeks rental amount
5 Week Deposit - £917.00
Minimum Income/Earnings Requirement £23,850 per year - equivalent of 2.5 x yearly rental amount

Please note all applications are subject to earnings / income verification additional information maybe required in the case of self employment applications. If self employed you will need to have been trading for at least 3 years and be able to provide confirmation of earnings for at least the last 2 years. Applications are also subject to credit reference agency checks please be aware that any issues in your credit past may hinder your ability to proceed.

ACCOMMODATION
Accommodation comprising one double bedroom, shower room, an open plan lounge/diner/kitchen with integrated fridge/freezer, oven and hob.

ENERGY RATING
81/B

COUNCIL TAX
Herefordshire District Council Tax Band A

SERVICES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas

BROADBAND SPEED
Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

Standard: 17 Mbps, Superfast: 80 Mbps, Ultrafast: 2300 Mbps

The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

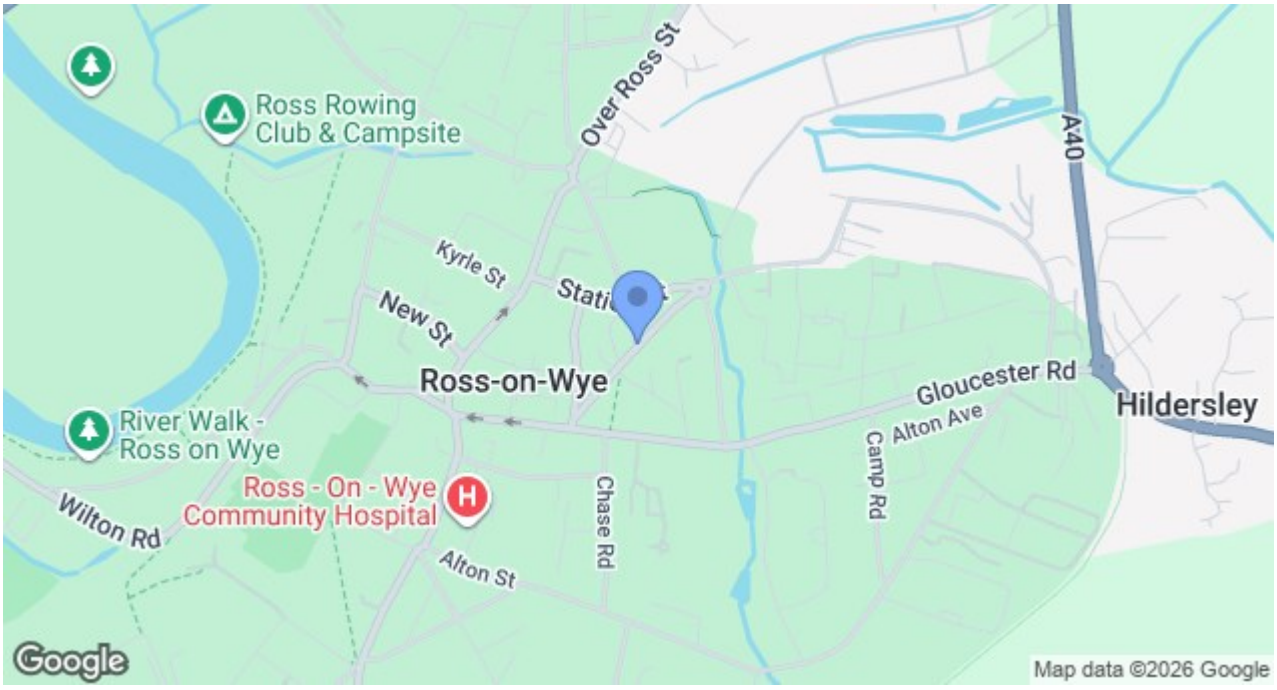
MOBILE PHONE COVERAGE
Please note any prospective tenant/s are advised to make their own investigations to ensure that the coverage / speeds available are suited to their individual needs.

EE, Three, O2 and Vodafone

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

TENANT INFORMATION
From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting up and concluding a tenancy agreement as well as a limited number of charges during the tenancy.
If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (generally £100) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.
If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.
If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.
Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).
For your re-assurance, Steve Gooch Lettings have client money protection through Client Money Protect and all security deposits are lodged with the Deposit Protection Service.

VIEWINGS
Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.