



2 Lower Mill Ledbury, HR8 1PY £850 Per Calendar Month

Welcome to this charming terraced cottage located at the end of a private driveway, in the picturesque village of Bosbury. This delightful property boasts a cosy reception room with woodburner, recently fitted breakfast kitchen, two bedrooms and bathroom. One of the standout features of this lovely home is the mature cottage garden which adjoins open farmland.

With double glazing and electric heating, the property is available from Mid November.

Sorry no pets.

Entrance Vestibule

A part glazed entrance door leads to the Entrance Vestibule with windows to front and side, centre light and further part glazed door into the Living Room.

Living Room 17'3" x 11'3" (5.27 x 3.45)

A cosy room with wood burner inset to the chimney breast, double glazed window and door to the rear garden, electric radiator and staircase rising to the First Floor Landing.

Door into:

Breakfast Kitchen 3.42 x 4.62

The Breakfast Kitchen is fitted with a range of grey fronted base and eye level units with wood effect working surfaces over, stainless steel sink unit with mixer tap and tiled splashback. Rangemaster double oven with electric hob and extractor hood above, plumbing for washing machine, space for fridge freezer, electric radiator and double glazed windows to both front and rear. A part glazed door leads to the rear garden.

First Floor Landing

From the Living Room, the staircase rises to the First Floor Landing with double glazed window to front, doors to both Bedrooms and Bathroom and an over stairs storage cupboard.

Bedroom One 11'4" x 10'2" (3.46 x 3.12)

Double glazed window to the rear with rural views. Electric radiator and hatch to loft space.

Bedroom Two 9'8" x 6'9" (2.96 x 2.07)

Double glazed window to rear, electric panel heater.

Bathroom

The Bathroom is fitted with a panelled bath with Mira Jump electric shower over, pedestal wash and basin, low level WC, part tiling to walls, electric radiator and double glazed window to front.

Outside

To the front of the cottage is a small shrub fore garden and pathway leading to the entrance door.

The rear garden is a real feature of the property, being primarily laid to lawn with well stocked shrub borders to either side. From the garden access can be gained to a useful undercroft storage room with light and power (4.99 x 2.24)

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 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.

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.

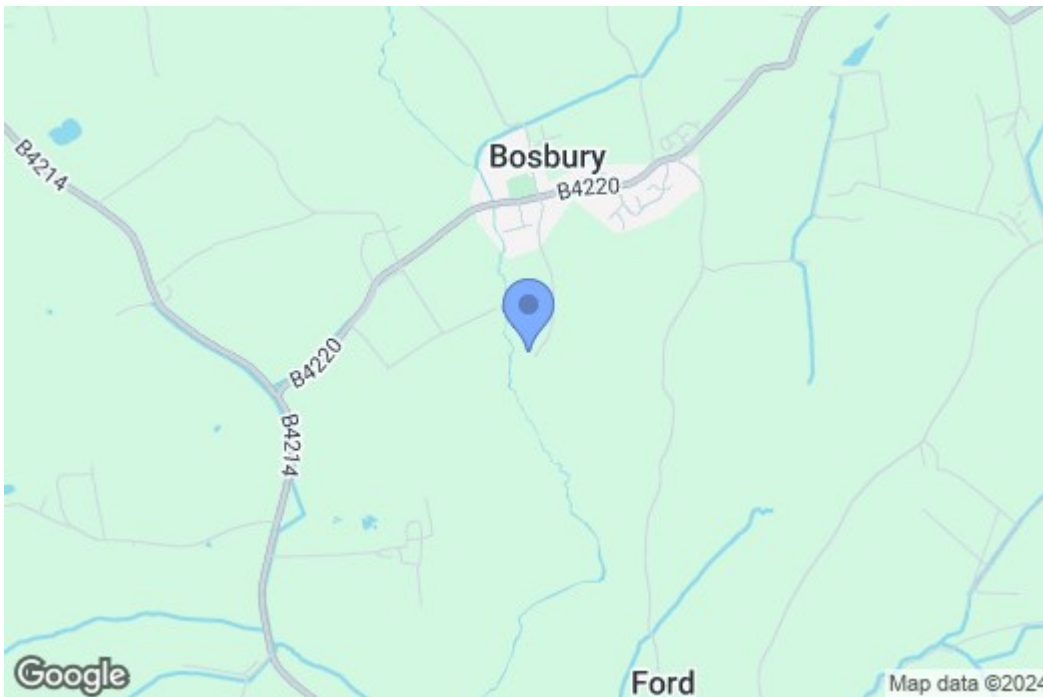
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Virtual Tour

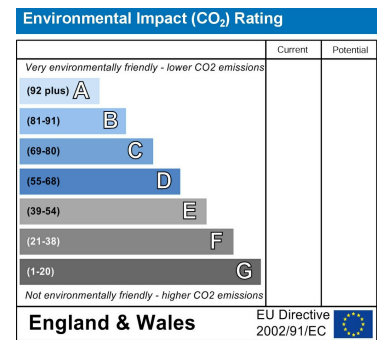
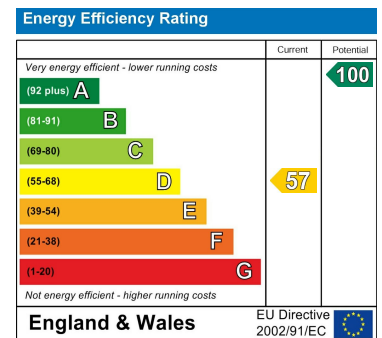
A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=zARZB4tOkyE>

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.