



Garden Flat Letton Court

Letton, Hereford, Herefordshire, HR3 6DH

- Forming Part Of Letton Court
- Two Bedrooms
- Presented To A Lovely Standard
- EPC Rating E
- Rural Setting
- Ensuite Facilities
- Long Term Let Available
- Available For Immediate Occupation

£795.00 PCM

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45 Bridge Street
Hereford
Herefordshire
HR4 9DG



Breakfast Kitchen

13'3" x 14'10" (4.05m x 4.53m)

uPVC sash style windows to rear. Offering a range of base and wall mounted cabinets, integrated dishwasher, microwave and oven along with a 4 ring electric hob, extractor fan, 1 1/2 drainer sink, square edge worksurfaces, space and plumbing for washing machine, space for table and chairs, downlighters and wood effect laminate flooring. Staircase rising to first floor landing area.

First Floor Landing Area

Having numerous non opening windows to rear, useful storage cupboard, two panel radiators and doors off.

Sitting Room

13'8" x 10'6" (4.19m x 3.22m)

Sash style window to front. With space for furnishings, telephone point, television point and panel radiator.

Bedroom One

15'0" x 10'5" (4.58m x 3.18m)

A double room with sash style window to front and offering extensive built in storage facilities for convenience and panel radiator. Door to:

Ensuite Shower Room

8'3" x 7'0" (2.54m x 2.15m)

Sash style window to front. Offering a selection of fittings to include close coupled WC, vanity unit with inset wash hand basin, shower cubicle, wall mounted heated towel rail, splashback wall tiling to complement sanitary fittings, wall mounted cosmetic storage cabinet and laminate flooring.

Bedroom Two

10'4" x 10'3" (3.16m x 3.13m)

A double room with sash style window to front with out over the courtyard and gardens. With panel radiator.





Bathroom

10'0" x 6'5" (3.06m x 1.98m)

Sash style window to front. Having a panel enclosed bath with shower attachment over and splashback glass screen to side, close coupled WC, vanity unit with inset wash hand basin with splashback tiling, wall mounted heated towel rail, and laminate flooring.

Storage Room

The property benefits from an outside storage room providing additional space should this be required.

Parking

There is allocated parking for two vehicles to the left hand parking area as approaching Letton Court.

Services

The property is connected to mains electricity, a private drainage system and oil fired central heating. Water connection to be confirmed by the landlord.

Directions

On approaching Letton from Hereford on the A438 continue into the village on the left hand side there is a sign for Letton Court, turn left here. Take the road that bears to the left until reaching the parking area where the agent or landlord will meet you.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £24,000.

Client Money Protection

Jackson Property are members of Property Mark Client Money Protection. Further information is available upon request.

Permitted Payments

Upon application you will required to pay a Holding Fee. This is equivalent of one weeks rent. Providing the tenancy goes ahead, this will be deducted from the first month's rent, which are due before you move in (see below). In the event that the landlord declines to grant the tenancy, it will be refunded to you in full.

However, the holding fee will be non-refundable if you decide not

to proceed for any reason, or if you fail to provide complete and accurate information in your application.

Jackson Property advise that you look at your credit score before any application, this is to ensure you have an acceptable and up to date credit file.

Redress Scheme

Jackson Property are a member of The Property Ombudsman and therefore adhere to their Code of Practise. A copy of the Code of Practise is available on request.

Tenancy Commencement

Once we receive your holding deposit the tenancy agreement will commence within a 15 day period, subject to referencing and landlords approval. The initial holding deposit will be deducted from the balance required at commencement of the tenancy. Should an alternative date, from either party, be beyond the 15 day deadline for commencement of the tenancy or you do not agree to the holding deposit to be used, please inform us in writing so we can confirm the amended agreement.

Tenancy Deposit

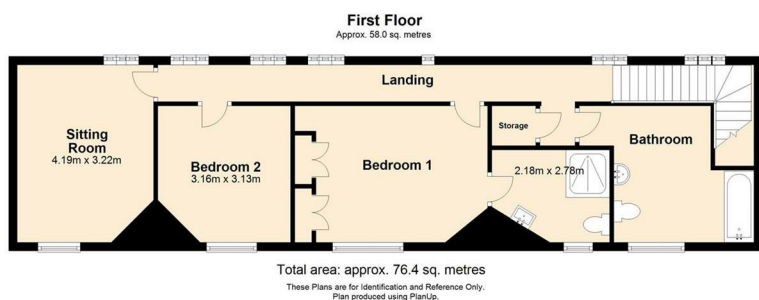
A security deposit totalling 4 weeks rent will normally be required. This deposit will be treated in accordance with the Tenancy Deposit Scheme regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used. The deposit is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	68
England & Wales		EU Directive 2002/91/EC



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