jackson property



4 High Street

Weobley, Hereford, Herefordshire, HR4 8SL

- Popular Black & White Village Location
- Kitchen/Diner, Living Room
- Wood burning stove
- Rear Courtyard

- Large selection of local amenities
- Two bedrooms
- Garaging with power and lighting

£675 PCM

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Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property nclude outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19outbreak

Sitting Room

14'10" x 14'1" (4.53m x 4.30m)

uPVC double glazed door and window to front. Having a feature wood burning stove, TV aerial, exposed timbers, panel radiator and staircase rising to first floor landing area. Door to:

Kitchen / Diner

12'8" x 9'8" (3.88m x 2.96m)

uPVC double glazed window to rear. Having a selection of base and wall mounted cabinets, stainless steel single drainer sink, splashback wall tiling, electric oven, 4 ring electric hob and extractor hood over, integrated fridge, integrated washing machine, panel radiator, spotlighting, tiled flooring and space for small table and chairs.

Rear Porch

Door leading out to the courtyard and door to guest WC

A staircase from the Sitting Room rising to the first floor landing. Having doors off and access to loft space.

Bedroom One

12'3" x 9'6" (3.75m x 2.92m)

uPVC double glazed window to rear with views of the courtyard and surrounding village. Having extensive built in wardrobes providing convenient storage and panel radiator.

12'3" x 7'10" (3.74m x 2.39m) uPVC double glazed window to front. A double room with exposed timbers, useful built in storage

cupboard and panel radiator

Having a panel enclosed bath with splashback screen to side and shower over, close coupled WC, wall mounted towel rail, splashback wall tiling and vinyl flooring.

To the rear of the property is an enclosed courtyard with a decked area and garden tap





Accessed to the rear of the property or from Hereford Road is a shared driveway where the garage to the property can be found. There is an up and over door to front and power and lighting being

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £20.250

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

Permitted Payment

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.

Once we receive your holding deposit the tenancy agreement will commence within a 15 day period, $\frac{1}{2}$ 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.

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.

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

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public



Ground Floor Approx. 36.4 sq. metres (391.9 sq. feet)

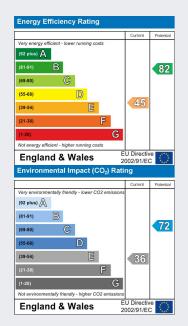


First Floor Approx. 31.6 sq. metres (339.7 sq. feet)



Total area: approx. 68.0 sq. metres (731.5 sq. feet)

These Plans are for Identification and Reference Only. Plan produced using PlanUp.







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