



## 66 Regent Gardens

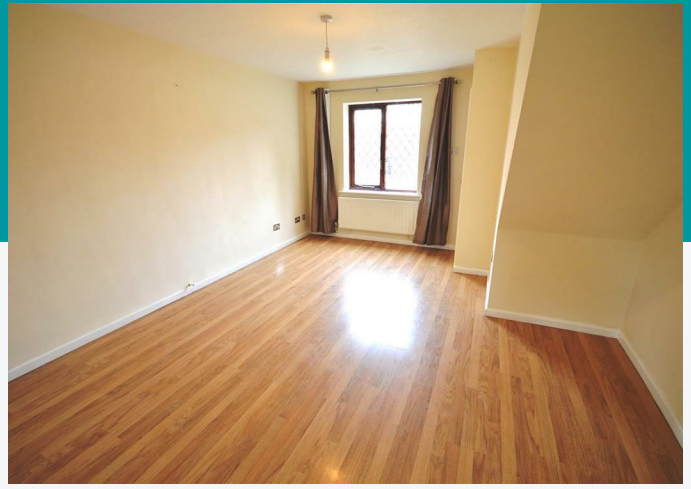
Hereford, Herefordshire, HR1 1EZ

- Two Bedrooms
- Low Maintenance Rear Gardens
- Close To The Railway Station
- Co Op Shop And Sub Post Office Nearby
- Modern Kitchen
- EPC Rating D
- Nearby Retail Park And Restaurant
- Please register your interest now. Viewings from March 23rd 2020

£695 PCM

01432 344 779  
hereford@bill-jackson.co.uk  
www.bill-jackson.co.uk

45 Bridge Street  
Hereford  
Herefordshire  
HR4 9DG



## 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 on your health.

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 include 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-19-outbreak>

## Entrance Hallway

Door to front. Having staircase rising to first floor landing and doors off.

## Sitting Room

15'5" x 12'7" (4.70m x 3.84m )

Double glazed window to front. Having TV aerial, wall mounted central heating thermostat, wood effect laminate flooring and panel radiator.

## Kitchen / Diner

12'7" x 9'1" (3.84m x 2.77m)

uPVC double glazed door and double glazed window to rear. Offering a selection of base and wall mounted cabinets, roll edge worksurfaces, a 4 ring Lamona hob with a stainless steel extractor fan over, an integrated oven, space and plumbing for washing machine, space for under counter fridge/freezer unit, space for small dining table and chairs, spotlighting, tiled flooring and panel radiator.

## First Floor Landing

With airing cupboard, access to loft space, and doors off.

## Bedroom One

9'10" x 9'5" (3.00m x 2.88m)

A double room with double glazed windows to front, useful built in wardrobes and panel radiator.

## Bedroom Two

12'7" x 8'4" (3.85m x 2.56m)

Window to rear. Having panel radiator.

## Bathroom

Offering a suite to include, close coupled WC, pedestal wash hand basin, panel enclosed bath with shower over and splashback glass screen to side, extractor fan, shaver point, wall mounted mirror and tiled flooring.

## Outside

To the rear of the property there is an enclosed garden, mainly laid to lawn along with a patio seating area and garden shed. The garden is of low maintenance.

## Council Tax

Herefordshire Council - Band B

## Services

All mains services are connected.

## Viewings

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

## Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £20,850

## 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.

## 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

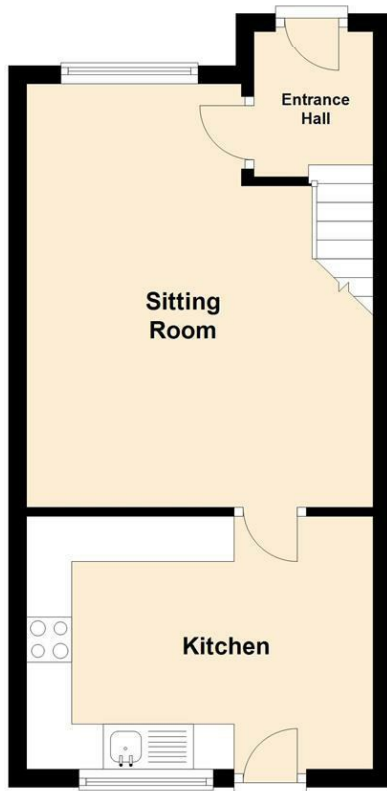
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

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.

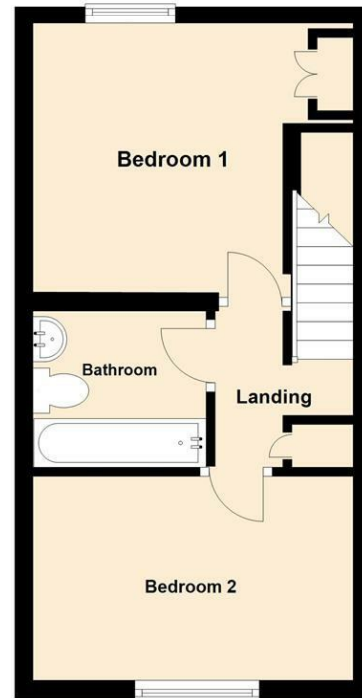
In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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

## Ground Floor



## First Floor



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

**66 Regent Gardens, Hereford**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



**jackson**  
property

Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: hereford@bill-jackson.com  
Web: www.billjackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.