



- | A modern styled town house.
- | Generous fitted kitchen/diner.
- | Sitting room/snug.
- | Three bedrooms.
- | Shower room.
- | Courtyard style gardens.
- | Gas central heating.
- | UPVC double glazing.
- | Conveniently located.

Rental £1000.00 pcm, bills not included.

Description

The property offers generous sized accommodation and would ideally suit a family. The property has UVPC double glazing throughout and gas central heating with a small courtyard style garden to the rear. The accommodation is set over 3 floors and has a generous entrance hallway with a cloakroom, well appointed kitchen/diner with appliances, ample space for a sofa or table and chairs, a sitting room/snug. On the upper floors the property offers 3 bedrooms. The property also benefits from a shower room on the top floor and an courtyard style garden to the rear.

The property will be available from the end of September with current works being undertaken to modernise property with new carpets etc.



Location

54 Dishley Street is set in the popular market town of Leominster. The town itself offers an excellent range of amenities including a number of traditional High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. The larger Cathedral City of Hereford is located approximately 14 miles to the south where a more comprehensive range of facilities can be found, with the ever popular South Shropshire Historic town of Ludlow also easily to hand.



Services

- Mains
- Electricity
- Gas
- Water
- Drainage
- Gas Fired Centrally Heated

Outgoings

- Council Tax Band: B

Local Authority

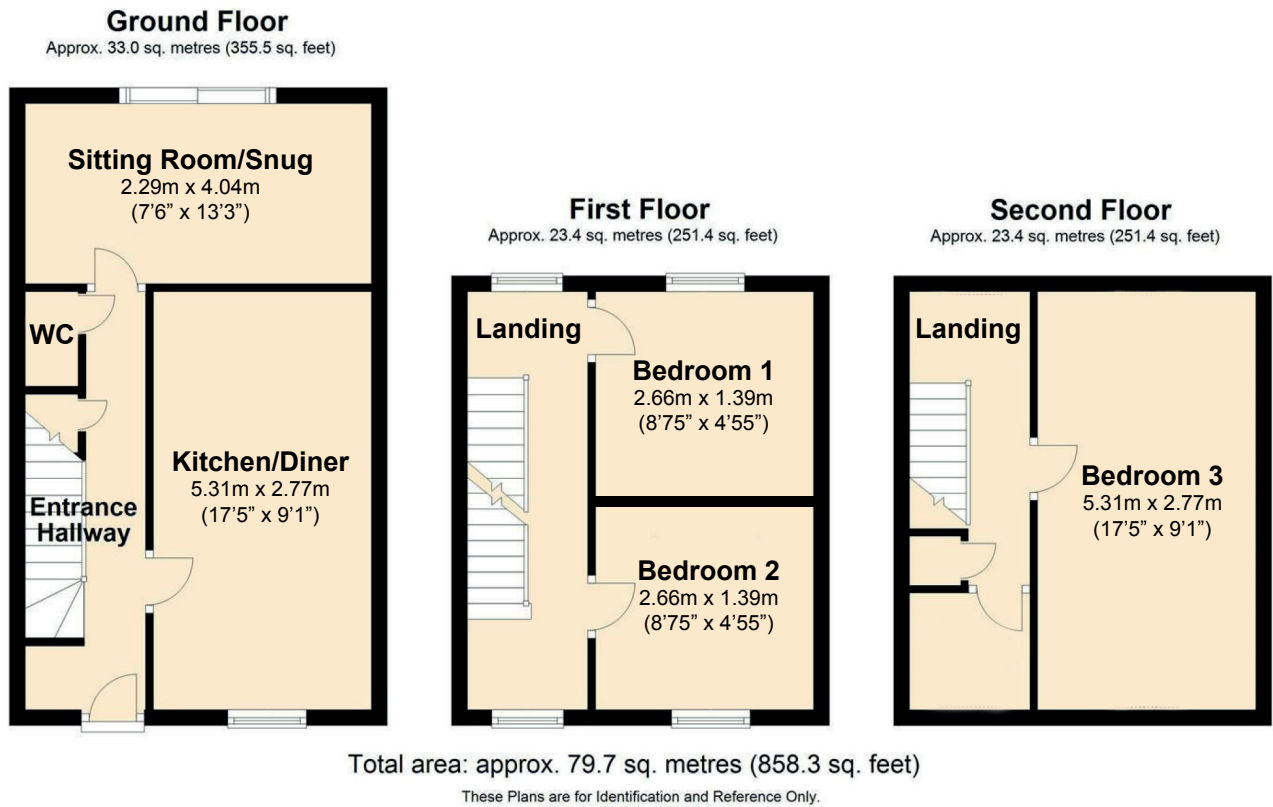
- Herefordshire Council - 01432 260000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Tenancy Information

Summary of fees charged for lettings:

Tenant administration fees are as set out in the application form. All tenancies exchanged from 1st June 2019 will be in line with tenant fee ban legislation and the charges detailed below.

Rental costs

£1000.00 INC VAT. One months rent required as a deposit rent then required on a month upfront basis. Your deposit is protected by the Tenancy deposit scheme.

Once your offer on a property is agreed, your application is subject to:

Commitment To Rent Agreement

The Tenant will be liable to pay an amount equal to one weeks rent in the event that the tenancy fails to progress due to an event occurring as set out in the Application Form which details the terms of the Commitment To Rent Agreement.

Refundable Holding deposit

A Landlord may require a payment of up to one weeks rent, instead of the Commitment to Rent Agreement terms. Cgeal will not be party to any payment arrangements or terms associated with the payment. Tenants will deal directly with the Landlord on any payment arrangements and should not make payment to any cgeal

named bank account for these monies. Tenants should ensure they are wholly satisfied that the Refundable Holding Deposit arrangements are in line with current regulations before making any payment

Fees when you vacate

Early termination (where agreed with the landlord):

- The outstanding rent payable to the landlord under the tenancy;
- £50.00 inc. VAT for the reasonable costs of us carrying out the Early Termination;
- £19.98 inc. VAT towards the landlord's administration costs of registering the deposit with the TDS (Tenancy Deposit Scheme) should the landlord be registered with this scheme.

Administration fees for tenancy swap

- £50.00 inc. VAT on each occurrence

Tenant Protection

Kidwells Lettings is a member of the Tenancy Deposit Scheme - an approved scheme.
Landlord ID 2870791

Contact Us



info@KidwellsLettings.co.uk



01432 278 179

Kidwells Lettings Company number 14346824



Rental Application Form

Applicant Information

Full name:

DOB:

Phone:

Email address:

Current address:

City:

County:

Post code:

Employment Information

Current employer:

Employer address:

City:

County:

Post code:

Position:

Hourly

Salary

(Please circle)

Annual income:

Phone:

Email:

Duration of employment:

Co-applicant Information

Full name:

DOB:

Phone:

Current address:

City:

County:

Post code:

Employment Information

Current employer:

Employer address:

City:

County:

Post code:

Position:

Hourly

Salary

(Please circle)

Annual income:

Phone:

Email:

Duration of employment:

Identification

NI number:

Identification type:

Identification number:

Identification attached:

Yes

No

Rental Application Form

Authorisation

I confirm that the information provided in this application form is true, accurate and complete. I understand that the information that I have submitted will be used in order to assess my suitability to be granted a tenancy agreement, or to be named on the tenancy agreement as a Guarantor, or to verify my identity to prevent and detect crime and money laundering, and acknowledge that the information that I have provided will be shared with third parties for this purpose. I understand and agree that current or former employers, landlords and letting agents may be asked to provide additional information about me or to verify information that I have provided, calls for which are recorded for training and monitoring purposes. I further acknowledge that the information that I have provided will be submitted to credit reference agencies in order that a credit check can be conducted.

Applicant(s) Name

Signature

Date

Applicant(s) Name	Signature	Date

Our contact information



01432 278 179



info@KidwellsLettings.co.uk