



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CHERRY BUNGALOW

HOPE BAGOT, LUDLOW,
SHROPSHIRE, SY8 3AF

TO LET UNFURNISHED ON AN ASSURED
SHORTHOLD TENANCY

RENT £750 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A PEACEFULLY SITUATED COUNTRY BUNGALOW SET IN LARGE GARDENS.

- KITCHEN/BREAKFAST ROOM • UTILITY ROOM • SITTING ROOM
- THREE DOUBLE BEDROOMS • BATHROOM • GARDEN
- DOUBLE GARAGE • PARKING • EPC RATING D

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



CHERRY BUNGALOW, HOPE BAGOT, LUDLOW, SHROPSHIRE, SY8 3AF

APPROXIMATE DISTANCES

Tenbury Wells - 5 miles, Ludlow - 7 miles, Cleobury Mortimer - 8 miles, Leominster - 15 miles, Kidderminster - 20 miles, Worcester - 27 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and turn left at the T-Junction onto the A456. Continue for approximately 0.2 mile then turn right onto the B4214 signposted for Clee Hill. After approximately 3 miles at Nash turn left signposted Knowbury and Church, and proceed for 0.4 mile. Cherry Bungalow will be found on the right hand side, up a private track opposite Hope Bagot Church as indicated by a Nick Champion 'To Let' board.

ACCOMMODATION

A door from the light and airy entrance hall leads into a spacious kitchen/breakfast room with a range of fitted base and wall units, stainless steel sink and drainer unit and a Newhome electric oven and hob. A door from the kitchen leads into the utility room with a Hotpoint fridge freezer, Bosch Excel washing machine and doors to the boiler room which houses the Greenstar Heatslave 18/25 Worcester Boiler; and to outside. Also accessed from the entrance hall are three good sized double bedrooms, one with a range of fitted wardrobes; a large living room with a feature fireplace; and a family bathroom with bath with Creda power shower over, pedestal basin and wc.

OUTSIDE

The property benefits from ample parking on a private driveway and a detached garage. The extensive gardens surround the property and are mainly laid to lawn with borders, ornamental trees and a pond.

SERVICES

- Mains water and electricity are connected.
- Private drainage.
- Oil Fired Central Heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D

Full details are available upon request.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

TENANCY

For a minimum period of six months on an Assured Shorthold Tenancy.

ADMINISTRATION CHARGES

A charge of £144 (including VAT) to cover the cost of setting up the tenancy will be levied on the Tenant and a charge of £48 (including VAT) on all applicants who apply for the tenancy to cover taking references and carrying out the credit check.

DEPOSIT

A refundable deposit of £1,125 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS AND NO DSS
- PETS AT THE LANDLORD'S DISCRETION

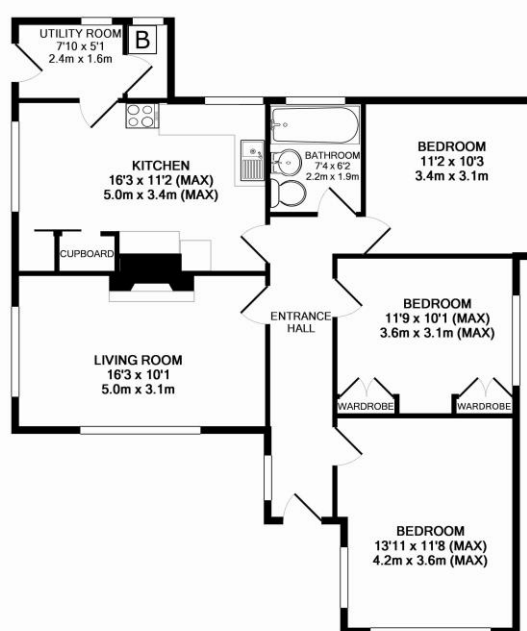
VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties for sale and to let at: -

www.nickchampion.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2013

Particulars prepared: August 2017



N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

Nick Champion Ltd, trading as Nick Champion, Registered No: 6146483, England & Wales