



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

13 SWAN COURT

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8QF

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £525 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A MODERN TERRACED HOUSE WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM • LIVING ROOM • TWO BEDROOMS • BATHROOM
- GROUND FLOOR WC • EASY CARE GARDEN • TWO DESIGNATED PARKING SPACES • EPC RATING D

NICK CHAMPION LTD

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

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



13 SWAN COURT, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8QF

APPROXIMATE DISTANCES

Tenbury Wells - 0.2 mile, Ludlow - 8 miles, Leominster - 10 miles, Kidderminster - 18 miles, Worcester - 23 miles, M5 Junction 6 - 25 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. Take the first left into Swan Court and the property will be found on the left hand side (road side) as indicated by a Nick Champion 'To Rent' board.

ACCOMMODATION

A partially glazed entrance door opens into the entrance hall which has a cloakroom with a hand basin and wc. The kitchen/breakfast room has a range of green wood effect base and wall units incorporating a stainless steel sink and drainer, integral appliances including an Electrolux oven and hob with an extractor hood over, with plumbing for a washing machine, space for an under-counter fridge and/or a freestanding fridge/freezer, and housing the boiler. The living room has an electric fire in a decorative surround and a partially glazed door to outside.

Stairs from the entrance hall rise up to the first floor landing with an airing cupboard. There is a double bedroom, a large single bedroom and a bathroom with a white suite comprising of a bath with Triton shower over, a pedestal basin and wc.

OUTSIDE

The property benefits from two allocated car parking spaces in the Swan Court car park. A gate from the car park leads into the low maintenance, private gravelled garden.

SERVICES

Mains water, drainage, electricity and gas are connected. Gas fired central heating.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D

Full details are available upon request.

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 £750 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

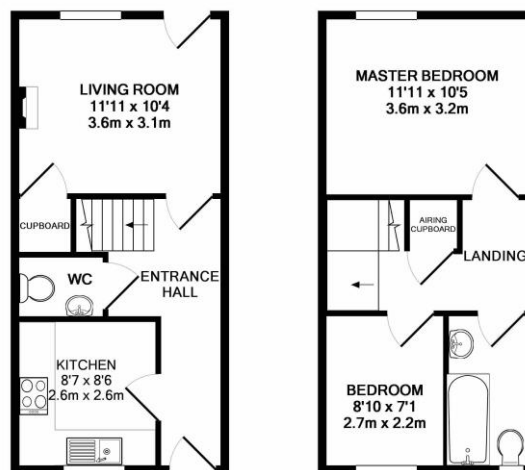
The Tenant to keep the property and garden in a reasonable and tenable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS
- 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



GROUND FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

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 ©2017

Photographs taken on 17th August 2017
Particulars prepared: August 2017
Particulars updated: July 2018

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.