



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GARDEN COTTAGE FLAT

**STOKE COURT, GREETE, LUDLOW,
SHROPSHIRE, SY8 3BX**

**TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £450 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE**



**A RECENTLY REFURBISHED SEMI-DETACHED COTTAGE
SET WITHIN THE GROUNDS OF A COUNTRY HOUSE.**

- OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM
- SHARED GARDEN • PARKING • EPC RATING E

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells - 3.2 miles, Ludlow - 4.5 miles, Leominster - 13 miles, Kidderminster - 21 miles, Worcester - 25 miles, Hereford - 26 miles, M5 Junction 6 - 27 miles, Shrewsbury - 34 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury and after 0.9 mile turn right for Greete. Proceed for 1.5 miles and keep left at the junction and after 0.2 mile turn left for Caynham/Ludlow. After 0.9 mile and on passing the Stoke Court front drive turn right onto the stoned track and proceed past the stables on your right hand side to the parking area on the north side of the main house adjacent to a traditional farm building.

ACCOMMODATION

External stone steps rise up to the entrance door which opens into the open plan kitchen/living room which has a laminate wood floor, a new range of cream base and wall units with wood effect work surfaces incorporating a stainless steel sink/drain, a New World oven, Beko hob with extractor hood over and a freestanding Hotpoint under counter fridge. Stairs lead down to the double bedroom and shower room with a Triton T80 shower, pedestal basin, wc and an understairs store cupboard with plumbing for a washing machine.

OUTSIDE

The property benefits from ample car parking space in a shared parking area and use of the shared garden adjacent to the cottage which will be maintained by the Landlord.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Shared private drainage.
NB The cost of water, drainage, electricity and heating is included in the monthly rental payment.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details 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 £675 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.

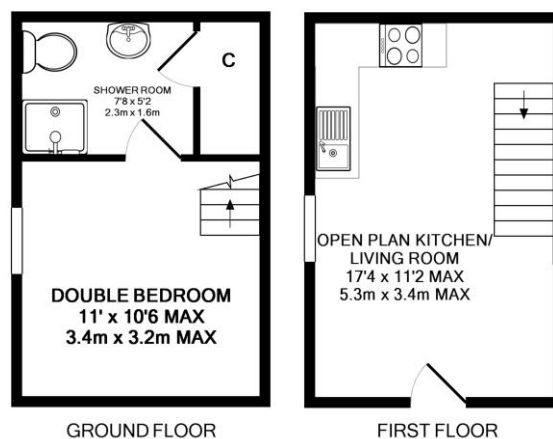
SPECIAL TERMS

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

- NO SMOKERS, NO CHILDREN 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
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Photographs taken on 2nd November 2017
Particulars prepared: November 2017
Particulars amended: April 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.