



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FIR TREE COTTAGE

ROCKS GREEN, LUDLOW, SHROPSHIRE, SY8 2DS

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY

RENT £750 PCM + FEES

EXCLUSIVE & PAYABLE IN ADVANCE



A NEWLY REDECORATED COUNTRY COTTAGE WITHIN EASY REACH OF LUDLOW.

- KITCHEN • DINING ROOM • SITTING ROOM • DOUBLE BEDROOM • TWO SINGLE BEDROOMS
- BATHROOM • CLOAKROOM • GARDENS • AMPLE PARKING SPACE • EPC RATING E

NICK CHAMPION LTD

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www.nickchampion.co.uk



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ACCOMMODATION

A partially glazed door opens into the entrance hall which has a cloakroom with a hand basin, wc, plumbing for a washing machine and space for a tumble drier. The kitchen (15'2" x 7'1" max) has a range of cream base and wall units, a stainless steel sink/drain, a Worcester boiler, space for appliances, an understairs cupboard and a door through to a side porch with a door to outside. There is a separate dining room (9'10" x 8'11") located off the kitchen, and the sitting room (13'3" x 11'10") has a feature brick fireplace (not in use – please note the chimney is lined and the Tenant is welcome to have their own woodburning stove professionally installed at their own cost if desired).

Stairs rise up from the entrance hall to the first floor landing. There is a double bedroom (10'11" x 9'11" max), and two small single bedrooms (8'4" x 7'10" and 9' x 6'11" max – both with restricted head height), one of which has a built-in cupboard. The family bathroom has a bath, a shower in a separate cubicle, a pedestal basin, wc and heated towel rail.

OUTSIDE

A gated gravel driveway provides ample parking space. The generous level gardens are mostly laid to lawn with an area for a vegetable plot.

SERVICES

Mains water (sub-metered off the Landlord's supply) and electricity are connected. Oil fired central heating. Private drainage. Double glazing throughout.

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - 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 £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
- NO HOUSING BENEFIT
- 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



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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.