



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **THE BARN, TEME BANK** LITTLE HEREFORD, LUDLOW, SY8 4AX

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £500 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A NEWLY UPGRADED BARN CONVERSION IN A LOVELY RURAL SETTING.**

- OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM
- TWO DESIGNATED PARKING SPACES • VISITOR PARKING • EPC RATING E

### **NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# THE BARN, TEME BANK, LITTLE HEREFORD, LUDLOW, SY8 4AX

## ACCOMMODATION

The entrance hall has a quarry tiled floor and plumbing for a washing machine. The ground floor shower room has a quarry tiled floor, a Triton Enrich shower, pedestal basin and wc. Stairs rise up from the entrance hall to the first floor open plan kitchen/living area which has a wooden floor, exposed stone walls and timber beams, a range of wooden base units incorporating a stainless steel sink/drain, an integral Ignis oven and Beko hob, and a Lec fridge with a small freezer compartment. The double bedroom has a fitted carpet and exposed beams.

## OUTSIDE

The property has two designated parking spaces. Visitor parking is also available.

## SERVICES

Mains water and electricity (electricity sub-metered off the Landlord's supply) are connected. Oil fired central heating (oil sub-metered off the Landlord's supply) newly installed in 2018 with external Worcester boiler. Private drainage. There is no charge for the mains water or private drainage, but in return the Tenant is to pay for the electricity to the adjoining outbuilding which amounts to approximately £10 per annum. The Landlord will invoice the Tenant for electricity and oil used at the property each quarter and at the end of the tenancy.

## FIXTURES & FITTINGS

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

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
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 AND REFERENCING 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) per applicant/guarantor for all applicants/guarantors 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 Custodial 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 parking area in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

**NO SMOKERS, NO PETS AND NO HOUSING BENEFIT.**

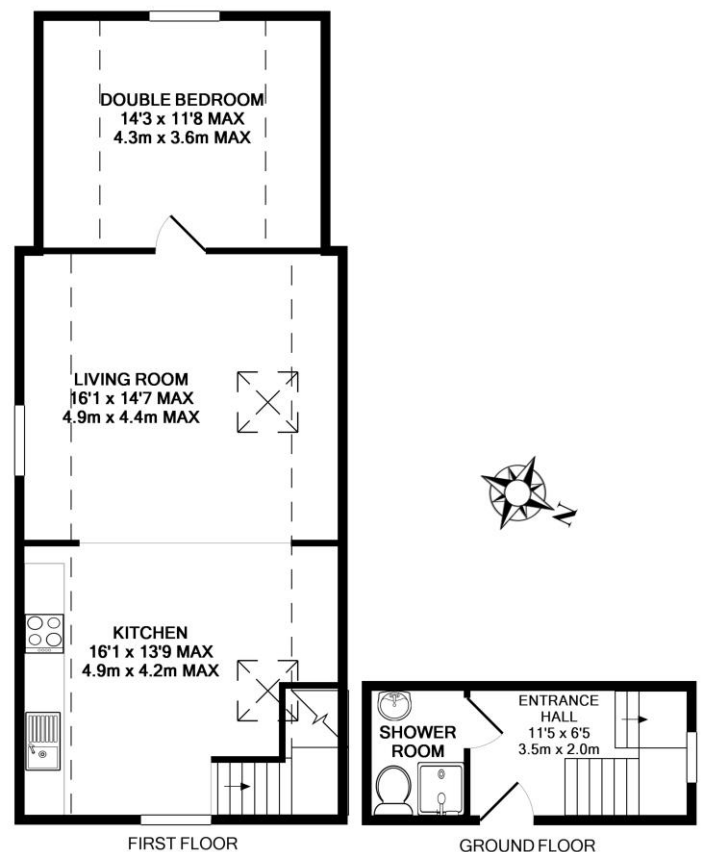
## VIEWING

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](http://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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Internal photographs taken: 27<sup>th</sup> November 2018

External photograph taken: 30<sup>th</sup> November 2018

Particulars prepared: December 2018

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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.