



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 £500 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A COMPACT SEMI-DETACHED COTTAGE SET WITHIN THE GROUNDS OF A COUNTRY HOUSE.

- OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM
- 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 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.

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.

TENANT FEES

See attached Tenant Fees Schedule for information.

SECURITY DEPOSIT

A refundable security deposit of £575 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme (Custodial) 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

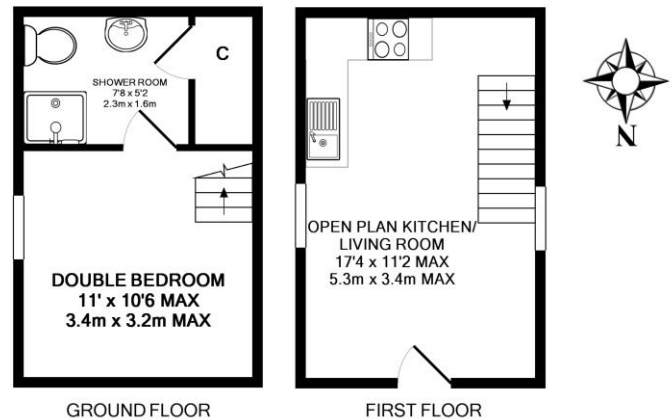
VIEWING

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

Photographs taken: 2nd November 2017

Particulars updated: April 2020



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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TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS: