



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

11 BERRINGTON ROAD

TENBURY WELLS,
WORCESTERSHIRE, WR15 8EL

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £700 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



**A NEWLY REFURBISHED CHARACTERFUL END-TERRACED HOUSE
WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND SCHOOLS.**

- KITCHEN • TWO RECEPTION ROOMS • FOUR BEDROOMS • BATHROOM
- COTTAGE GARDENS • GARDEN STORE/WORKSHOP • EPC RATING E

NICK CHAMPION LTD

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www.nickchampion.co.uk



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ACCOMMODATION

An open porch has part glazed doors opening into the entrance hall and kitchen. The entrance hall has a wood block floor, an understairs cupboard and glazed double doors opening into the sitting room (13'6" x 13'3") with a quarry tiled floor, open fireplace with a quarry tiled hearth and brick surround, and a fitted cupboard and shelving. The dining room (13'5" x 9'11") has exposed floorboards, a tiled open fireplace, fitted cupboards and a bay window. The kitchen has a range of cream painted and grey fitted units with wood effect worktops, a stainless steel sink/drainage, space for a cooker with an extractor hood over, plumbing for a washing machine and dishwasher, and space for a fridge/freezer.

Stairs rise up from the entrance hall to the first floor landing with exposed floorboards, a Worcester boiler and an understairs cupboard housing the Tempest hot water cylinder. The master bedroom (13'6" x 10'4") has exposed floorboards, a fitted cupboard and a bay window. The second bedroom (12'11" x 7'9") has exposed floorboards. The bathroom (8'1" x 7'8") has a bath, a separate Vado shower in a large cubicle, a vanity basin unit and wc.

Stairs rise up from the first floor landing to the second floor landing with exposed floorboards and leading to a double bedroom (13'7" x 12'10" MAX) with exposed floorboards and a single bedroom (12'2" x 7'7") with exposed floorboards which could be utilised as a study/craft room.

OUTSIDE

To the front is a lawn interspersed with shrubs and flowers and a path leads along the side of the property to the south facing rear garden with some established shrubs and flowers, three raised beds and a gravel path leading to the garden store/workshop with two sections (12'3" x 9'5" and 12' x 5'5") and with power and light.

SERVICES

- Mains water, drainage, gas and electricity.
- Gas fired central heating – Worcester boiler.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band C

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 £805 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 tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS
- NO PETS

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: 1st September 2020

Particulars prepared: September 2020



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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.

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:
www.propertymark.co.uk

INDEPENDENT REDRESS:

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