



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **THE MAISONETTE**

OVERMEAD HOUSE, ROCHFORD,  
TENBURY WELLS, WR15 8SH

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £575 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A CHARACTERFUL ATTACHED COTTAGE IN AN ACCESSIBLE RURAL SETTING.**

- KITCHEN/DINER • SITTING ROOM • THREE BEDROOMS • BATHROOM
- CLOAKROOM • STORE ROOM • TWO PARKING SPACES • PATIO GARDEN • EPC RATING E

**NICK CHAMPION LTD**

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



# THE MAISONETTE, OVERMEAD HOUSE, ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SH

## ACCOMMODATION

The open porch has a part glazed door opening into the entrance hall with exposed floorboards and steps leading up to the cloakroom with hand basin and wc. The kitchen/diner (12'9" x 11'10") has a decorative vintage stove (not in use), fitted cupboards, a larder, a range of fitted base units incorporating a stainless steel sink/drain, spaces for a cooker, undercounter fridge and freezer, and plumbing for a washing machine. The sitting room (14' x 12'10") has an open fire and a bay display window.

Stairs rise up from the entrance hall to the first floor landing. There are two double bedrooms (13'7" x 13'2" MAX and 13' x 11'), one with a decorative open fireplace (not in use). The third bedroom (10'1" x 7'9") is a generous single. The bathroom has a bath with Mira sport electric shower over, a hand basin and wc.

## OUTSIDE

A shared driveway leads to the communal car park and the property has two allocated parking spaces. Visitor parking is also available. Steps rise up from the communal car park and through a gated archway leading to the patio garden with seating area, shrub and flower borders, a rotary washing line and a bin storage area. The store room (13'1" x 11') houses the Worcester boiler.

N.B. The Landlord retains a right of way through the garden to a retained adjacent outbuilding. Applicants must also be aware that emergency fire escapes for the two attached properties can be found on the landing and in the double bedroom and these must be kept free from obstructions at all times.

## SERVICES

- Mains water and electricity.
- LPG gas fired central heating.
- Shared private drainage.

## LOCAL AUTHORITY

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

## 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 £660 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](http://www.nickchampion.co.uk)

Photographs taken: 22<sup>nd</sup> June 2020

Particulars prepared: July 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

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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.
<b>Lost Key(s) or other Security Device(s)</b>	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).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	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](http://www.propertymark.co.uk)

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