



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## TIPTON LODGE

TEDSTONE DELAMERE, BROMYARD,  
HEREFORDSHIRE, HR7 4PR

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £1,200 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A MODERN DETACHED BARN CONVERSION WITH VIEWS ACROSS ROLLING FARMLAND.**

- OPEN PLAN KITCHEN/DINING ROOM • SITTING ROOM • THREE DOUBLE BEDROOMS • BATHROOM
- SHOWER ROOM • TRIPLE GARAGE • AMPLE PARKING SPACE • GARDEN • EPC RATING D

**NICK CHAMPION LTD**

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



# TIPTON LODGE, TEDSTONE DELAMERE, BROMYARD, HEREFORDSHIRE, HR7 4PR

## ACCOMMODATION

Patio doors open into the open plan kitchen/dining room (23'7" x 16'10") with ceramic tiled floor, fitted base and wall units incorporating a stainless steel sink/drain, an integral Bosch electric oven and Hotpoint electric hob with extractor hood over, space for a tall fridge/freezer and plumbing for a dishwasher. The sitting room (19'3" x 14'9") has a feature stone wall, an understairs cupboard and a door to the single garage. A ground floor bedroom (12'4" x 10'8") with built in cupboard with shelving, and a bathroom with bath, Triton shower in separate cubicle, pedestal basin, wc and heated towel rail, are both located off the open plan kitchen/dining room.

Stairs rise up from the sitting room to the first floor landing with airing cupboard with shelving. There are two double bedrooms (26'1" x 12'2" MAX and 12'4" x 12'2" MAX) each with built in wardrobes, and a shower room with a Triton shower, pedestal basin, wc and heated towel rail.

## OUTSIDE

The gated gravel driveway provides ample parking and turning space and leads around the side of the property to the integral single garage (18'5" x 12'1") with an electric garage door, and housing the Worcester Greenstar Heatslave 18/25 and with plumbing for a washing machine, and the adjacent double garage (26'4" x 18'6") with two electric garage doors. The low maintenance garden has lawns with shrub and flower borders and a patio seating area against the property.

## SERVICES

- Mains water and electricity are connected.
- Oil fired central heating – Worcester boiler.
- Shared private drainage.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
Council Tax Band B

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:  
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0430-1120-7009-0429-0202>

## TENANCY

For a minimum period of twelve months on an Assured Shorthold Tenancy.

## TENANT FEES

See attached Tenant Fees Schedule for information.

## SPECIAL TERMS

The Tenant to keep the property in a reasonable and tenatable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS
- PETS AT THE LANDLORD'S DISCRETION

## SECURITY DEPOSIT

A refundable security deposit of £1,380 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.

## 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: 11<sup>th</sup> October 2020

Particulars prepared: October 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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INDEPENDENT REDRESS: