



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE CORN MILL

WOODHALL FARM BARN, WICHENFORD,
WORCESTER, WR6 6YE

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £1,250 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A SUPER BARN CONVERSION IN AN ACCESSIBLE RURAL LOCATION.

- KITCHEN/BREAKFAST ROOM • DINING ROOM • SITTING ROOM • THREE DOUBLE BEDROOMS
- BATHROOM • SHOWER ROOM • GARDEN • PARKING • EPC RATING D

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



THE CORN MILL, WOODHALL FARM BARN, WICHENFORD, WORCESTER, WR6 6YE

ACCOMMODATION

A part glazed door leads into the kitchen/breakfast room which has a ceramic tiled floor, a range of oak units incorporating a stainless steel sink/drainer, a freestanding Zanussi cooker with an extractor hood over, space for a fridge, freezer, dishwasher and washing machine, and housing for the Worcester boiler. The dining room also has a ceramic tiled floor, an understairs cupboard, a part glazed door to outside and an opening through to the spacious sitting room. The ground floor shower room has a ceramic tiled floor and walls, a large shower cubicle, a pedestal basin, wc and heated towel rail.

Stairs from the dining room rise up to the first floor landing off which there are three generous double bedrooms. The bathroom has a bath with a Grohe shower over, a pedestal basin, wc and heated towel rail.

OUTSIDE

The property is approached via a shared driveway which leads to the courtyard development with ample parking and turning space. To the rear of the property is an enclosed garden with a patio entertaining area and lawn.

SERVICES

Mains water and electricity are connected.

Shared private drainage.

LPG gas fired central heating – Worcester boiler.

Double glazing throughout.

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0023-3845-7564-9004-6725>

TENANCY

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

TENANT FEES

See attached Tenant Fees Schedule for information.

SECURITY DEPOSIT

A refundable security deposit of £1,435 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

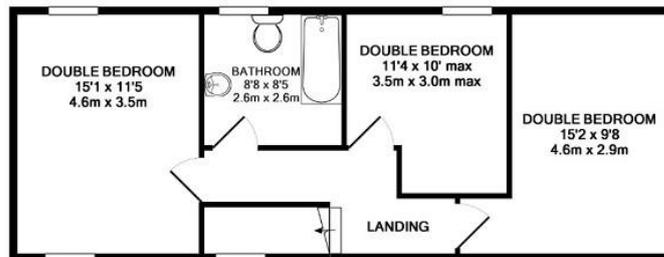
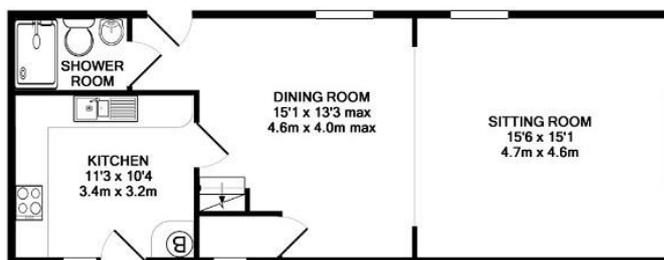
The Tenant to keep the property and garden in a reasonable and tenable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- 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



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.
Made with Metropix ©2014



what3words: ///unicorns.foreheads.hiring

Photographs taken: 2014

Particulars prepared: January 2024

N218 Printed by Ravensworth 01670 713330

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

propertymark

INDEPENDENT REDRESS: