



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE DRAY BARN

WOODHALL FARM BARN, WICHENFORD,
WORCESTER, WR6 6YE

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £1,500 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A VERSATILE BARN CONVERSION IN AN ACCESSIBLE RURAL LOCATION.

- KITCHEN/DINING ROOM • OPEN PLAN LIVING ROOM • STUDY/FIFTH BEDROOM
- GROUND FLOOR BEDROOM WITH ENSUITE • THREE FURTHER BEDROOMS • BATHROOM
- SHOWER ROOM • UTILITY ROOM • AMPLE PARKING • GARDEN • EPC RATING D

NICK CHAMPION LTD

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www.nickchampion.co.uk



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ACCOMMODATION

A part glazed door opens into the kitchen/dining room which has a stone tiled floor, a range of oak units incorporating a stainless steel sink/drain, a freestanding Zanussi cooker with an extractor hood over, plumbing for a dishwasher and space for a fridge/freezer. The utility room also has a stone tiled floor, oak base units, plumbing for a washing machine, space for a tumble dryer and a fridge/freezer, and houses the Worcester boiler. Steps lead up from the kitchen/dining room to a living room with a feature brick wall and full height windows overlooking the garden. The reception hall has a stone tiled floor and full height windows incorporating a patio door to the garden. A study which could also be utilised as a fifth bedroom; a large double bedroom with an ensuite with a large shower cubicle, pedestal basin, wc and heated towel rail; and a shower room with a stone tiled floor, part tiled walls, a Mira Atom shower, pedestal basin, heated towel rail and a large cupboard with shelving; are all located off the reception hall.

Stairs from the reception hall rise up to the gallery landing with storage space at one end. There are two double bedrooms and a single bedroom, all of which have exposed wooden floorboards. The bathroom has exposed wooden floorboards and part tiled walls, 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 F

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8704-6052-4439-9507-4643>

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 £1,725 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

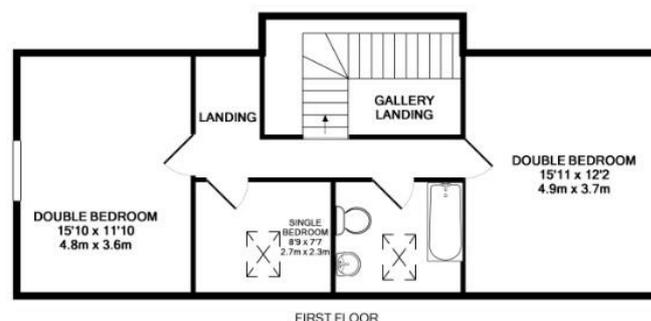
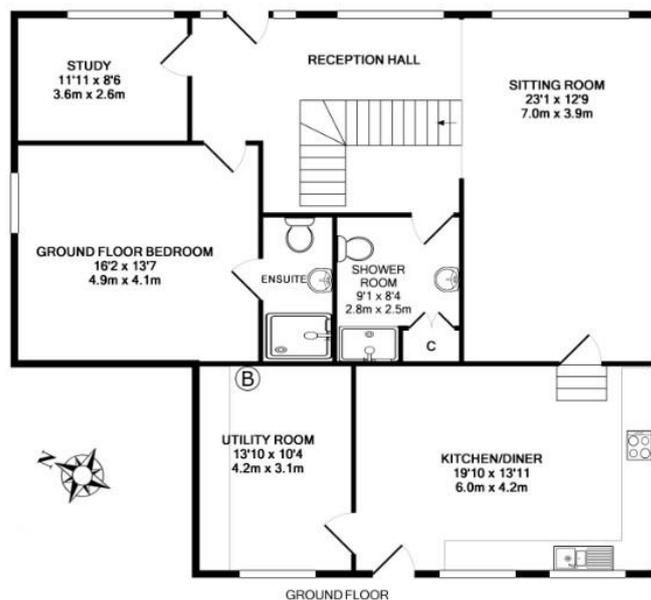
VIEWING

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.
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what3words: ///marker.blizzard.bombshell

Photographs taken: 2014

Particulars prepared: January 2024

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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:

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INDEPENDENT REDRESS: