



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE COACH HOUSE

HIGH HOUSE, UPPER SAPEY,
WORCESTERSHIRE, WR6 6EU

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



**A CHARACTERFUL ATTACHED BARN CONVERSION IN A COURTYARD DEVELOPMENT
IN AN ACCESSIBLE RURAL LOCATION.**

- FITTED KITCHEN • SPACIOUS LIVING ROOM • SITTING ROOM • CLOAKROOM
- MASTER BEDROOM WITH ENSUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM
- LEVEL GARDEN • GENEROUS DRIVEWAY PARKING • 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 entrance hall with adjacent cloakroom with pedestal basin and wc. The kitchen (10'5" x 10'3") has fitted wooden units incorporating a stainless steel sink/drain, integral appliances including a fridge, freezer, electric oven and hob with an extractor hood over, plumbing for a washing machine and housing the Worcester combi boiler. The living room (25'5" x 14'1" MAX) has two understairs cupboards, French doors opening onto the garden, and leads through to the sitting room (18'7" x 14' MAX) with a coal effect electric fire with a wooden surround.

Stairs from the living room rise up to a landing off which two sets of steps lead up to two double bedrooms (12'3" x 10'11" max and 10'1" x 9'8"), the smaller has built-in wardrobes with a hanging rail and shelving. From the landing steps rise up to a second landing leading to the master bedroom (14'3" x 10'1") with a dressing area and an ensuite with a thermostatic shower, pedestal basin and wc, and to the family bathroom (7'3" x 6'7") with a bath, pedestal basin and wc.

OUTSIDE

A gated stoned driveway provides ample parking and turning space. There is a patio al fresco entertaining area adjoining the property, a level lawn, a second seating area, a timber garden shed and space for pots.

SERVICES

Mains water and electricity. Shared private drainage.
Oil fired central heating.

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
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/0718-6047-6237-4628-2920>

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 £1,380 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.

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.

- 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



what3words: ///always.puncture.upcoming

Photographs taken: 8th March 2025 and 10th March 2025
Particulars prepared: March 2025

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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: