



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

10 THE HURST

CLEOBURY MORTIMER, KIDDERMINSTER, DY14 8EG

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £750 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



**A CHARMING PERIOD TERRACED COTTAGE TUCKED AWAY ON A SIDE STREET
WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING E.**

- KITCHEN AND DINING ROOM
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS
- SITTING ROOM WITH WOODBURNER
- BATHROOM
- DRIVEWAY PARKING SPACE

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



10 THE HURST, CLEOBURY MORTIMER, KIDDERMINSTER, DY14 8EG

APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 0.4, Bewdley – 8, Tenbury Wells – 8, Ludlow – 12, Kidderminster – 12, Worcester – 21, M5 J6 – 22, Birmingham – 30.

DIRECTIONS

From High Street, Cleobury Mortimer head north on the A4117 and on passing St Mary the Virgin, Cleobury Mortimer Church take the first left onto The Hurst and then take the second left hand turn to continue on The Hurst and the driveway for the property will be found immediately on the left hand side with the two allocated parking spaces parallel to the stone wall.

SITUATION & DESCRIPTION

10 The Hurst is situated in the Cleobury Mortimer Conservation Area on a side street just off the town centre and is within walking distance of all the shops and services. The market town of Tenbury Wells, historic Ludlow and Kidderminster are all within easy reach by car, and provide a wider range of shops and services, with a regular bus service running to Ludlow and Kidderminster. The property is within the Cleobury Mortimer Primary School and Lacon Childe School catchment areas.

10 The Hurst is a period attached cottage constructed of painted stone and brick elevations under a clay tiled roof with a later single storey kitchen extension. The property offers comfortable and well-maintained accommodation with a wealth of character features including exposed beams and floorboards, and an inglenook fireplace, with the benefit of double glazing and oil fired central heating with a modern external Worcester combi boiler. The property has low maintenance gardens and a driveway parking space.

ACCOMMODATION

A canopy porch with a part glazed entrance door opens into the sitting room which has a woodburning stove with oven compartment set in an attractive inglenook fireplace and an understairs cupboard. The dining room has a feature stained glass window and fireplace (not in use) and a UPVC stable door leading out to the rear courtyard. An opening leads through to the kitchen with a range of light wood base and wall units incorporating a stainless steel sink/drain, an integral electric cooker and hob with an extractor hood over, space for an undercounter fridge/freezer, and plumbing for a washing machine.

Stairs from the sitting room rise up to the first floor landing with fitted cupboards. The double bedroom has small built in cupboards, and the second small double bedroom has a built in wardrobe. The bathroom has a bath with a shower over, pedestal basin, wc and heated towel rail.

OUTSIDE

The property has an allocated driveway parking space to the rear, a timber garden shed and the oil tank is housed in an external store shed. The front garden has steps up from the lane to the entrance with a small rockery garden with established shrubs and flowers. There is space for a bistro table in the courtyard to the rear.

N.B. There is no enclosed garden at the property and the neighbouring properties have a right to cross the courtyard, and 10 The Hurst has a right to cross the neighbouring property to the parking area.

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2829-9160-2622-6775>

FIXTURES & FITTINGS

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

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 £860 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 courtyard garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS AND NO PETS

VIEWING

By prior appointment with the Sole Agents: –
Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at:

www.nickchampion.co.uk

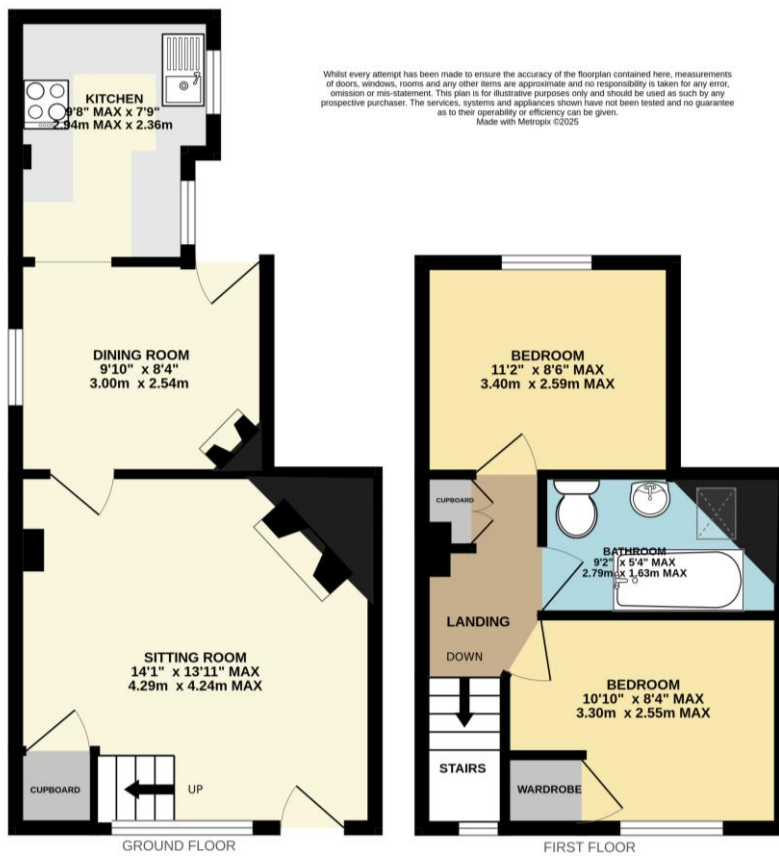
what3words: ///node.moss.converged

Photographs taken: 5th March 2025

Particulars prepared: 2nd June 2025







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

INDEPENDENT REDRESS:

propertymark