



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

8 THE HURST

CLEOBURY MORTIMER, KIDDERMINSTER, DY14 8EG

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £700 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



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

- KITCHEN/DINING ROOM
- TWO BEDROOMS AND BATHROOM
- COURTYARD SPACE
- SITTING ROOM
- UTILITY SHED
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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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 side by side parking spaces adjacent to the property.

SITUATION AND DESCRIPTION

8 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.

8 The Hurst is a cosy end-terraced period cottage constructed of painted stone and brick elevations under a clay tiled roof. The property offers comfortable and well-maintained accommodation with the benefit of UPVC framed double glazing and oil fired central heating with a modern external Worcester combi boiler. The property has low maintenance gardens, a utility shed and two driveway parking spaces.

ACCOMMODATION

A part glazed door opens into the kitchen/dining room which has pine fitted units incorporating a ceramic sink/drain, space for an undercounter fridge and cooker with extractor hood over, and an understairs cupboard. A glazed door leads through to the sitting room with an electric woodburner style fire in a brick inset fireplace with a quarry tiled hearth and an oak mantle.

Stairs from the kitchen/dining room rise up to the first floor landing. There is a good sized double bedroom and a generous single bedroom with a fitted hanging rail and shelving. The bathroom has a roll top bath with a Triton T80 electric shower over, a pedestal basin, wc and an overstairs cupboard with shelving.

OUTSIDE

The property has two allocated driveway parking spaces to the side and the oil tank is housed in an external store shed. Across the courtyard there is a brick and tile utility shed with wooden fitted units incorporating a stainless steel sink/drain, plumbing for a washing machine and space for a freezer. There is space for pots and a bistro table in the courtyard area.

N.B. There is no enclosed garden at the property, the property benefits from a right of way to cross the courtyard to the utility shed and oil store shed.

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/2767-3015-5204-1802-8200>

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 £805 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

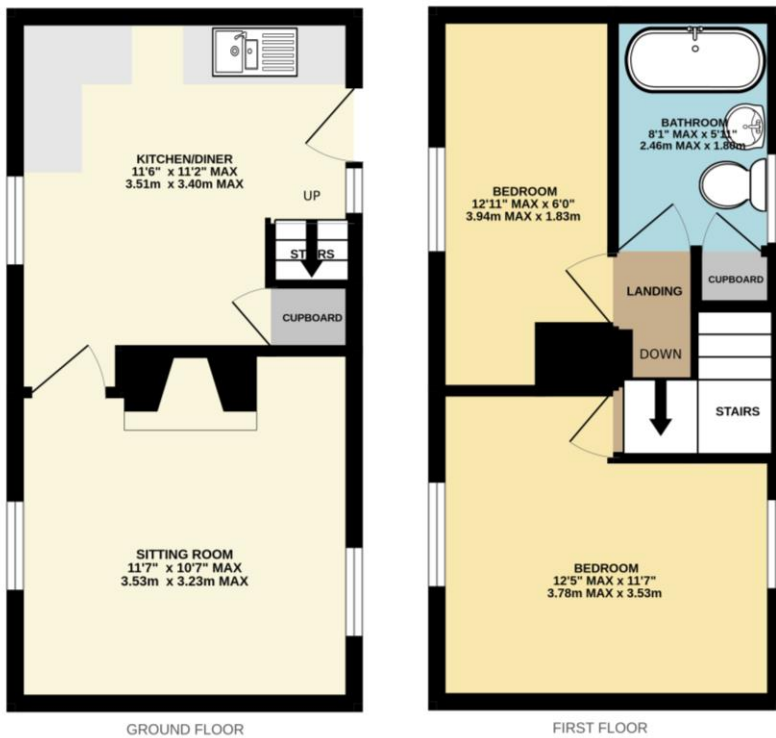
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Photographs taken: 5th March 2025

Particulars prepared: 2nd June 2025







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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:

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