



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 12 GODSONS CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £1,000 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A WELL-MAINTAINED LINK-DETACHED BUNGALOW WITH GARDENS AND PARKING  
WITHIN LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE. EPC RATING D.**

- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- GARDEN AND GARDEN ROOM
- SITTING ROOM AND CONSERVATORY
- BATHROOM AND SHOWER ROOM
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Ludlow – 10, Leominster – 11, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.  
what3words: ///videos.facing.loss

## DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the second right hand turn into Godsons Close and the property will be found on the right hand side.

## SITUATION AND DESCRIPTION

The property is situated in a popular development within close level walking distance of the town centre and the primary and secondary schools. The market town of Tenbury Wells offers many facilities including a variety of supermarkets, shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

12 Godsons Close is a link-detached bungalow constructed circa 1990 of brick elevations under a tiled roof, with the later addition of a conservatory and the conversion of the garage to form an open plan kitchen/dining room and a shower room. The property is in good decorative order and also benefits from a modern kitchen, bathroom and shower room suites with a low profile shower tray, UPVC framed double glazing, gas fired central heating with a Worcester combi boiler, level gardens and driveway parking.

## ACCOMMODATION

A canopy porch has a part glazed entrance door opening into the entrance hall with an airing/cloaks cupboard with shelving and housing the Worcester combi boiler. The kitchen/dining room (18'4" x 8'11") has an engineered oak floor, cream laminate fitted units with solid wood worktops incorporating a composite sink/drain, and integral Lamona appliances including an electric double oven, gas hob with extractor hood over, and fridge/freezer, with plumbing for a washing machine and space for a tumble dryer. The sitting room (17'5" x 11'5") has a bay display window and an electric fire on a slate hearth with a painted white surround. The conservatory (18'3" x 8'1") has French doors opening onto the rear garden. There are two double bedrooms (13'1" x 11'5" and 9'11" x 9'6"), the larger of which has fitted wardrobes. The fully tiled bathroom has a bath, vanity unit with hand basin and wc, and a heated towel rail. The shower room is fully tiled with a Bristan thermostatic shower in a large cubicle, a vanity unit with a hand basin and wc, a heated towel rail and store cupboard.

## OUTSIDE

The tarmac driveway provides parking space for two cars. The front garden is mostly gravel with space for pots and a shrub and flower border. A gated side access leads to the west facing rear garden which has a patio, lawn, shrub and flower borders, and a timber building forming a garden room (9'3" x 8'5") with power and light, and garden store (9'4" x 3'6").

## SERVICES

Mains water, drainage, gas and electricity are connected.  
Gas fired central heating – Worcester combi boiler.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2125-7530-2405-4241>

## 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 £1,150 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 gardens 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](mailto:info@nickchampion.co.uk)

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

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Flood Risk (Checked on 22.07.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Low

Mobile Coverage (Checked on Ofcom: 22.07.25)

EE: Variable in-home, good outdoor

02 and 3: Good (outdoor only)

Vodafone: Variable (outdoor only)

Broadband Availability (Checked on Ofcom: 22.07.25)

Standard: 18 Mbps (highest download) / 1 Mbps (highest upload)

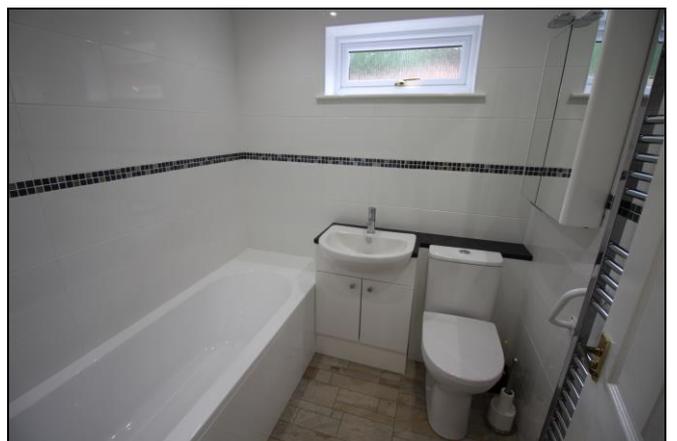
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available

Photographs taken: 25<sup>th</sup> June 2025

Particulars prepared: July 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

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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.
<b>Lost Key(s) or other Security Device(s)</b>	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).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	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](http://www.propertymark.co.uk)

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INDEPENDENT REDRESS: