



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **6 THE MEWS, RIVERSIDE,** TENBURY WELLS, WORCESTERSHIRE, WR15 8DX

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £800 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A MID-TERRACED HOUSE WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE  
AND WITH VIEWS ACROSS THE RIVER TEME MEADOWS.**

- KITCHEN • LIVING ROOM • THREE BEDROOMS • BATHROOM • CLOAKROOM
- EASY CARE GARDENS • GARAGE • TWO PARKING SPACES • EPC RATING D

### **NICK CHAMPION LTD**

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



# 6 THE MEWS, RIVERSIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8DX

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Leominster – 10, Ludlow – 10.5, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

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## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 onto Market Street before turning right onto Market Square. Continue onto Church Street and keeping the Church on your left hand side proceed onto Riverside and 6 The Mews will be found on the left hand side.

## SITUATION AND DESCRIPTION

6 The Mews, Riverside is pleasantly situated overlooking the River Teme within the Tenbury Wells Conservation Area and just off the town centre. The market town of Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

6 The Mews, Riverside is a mid-terraced house constructed of brick elevations under a tiled roof. The property has small easy care front and rear gardens, an integral garage and two allocated parking spaces. The property is in good decorative order and benefits from a brand new bathroom suite, UPVC framed double glazing, and mains services including gas fired central heating with a Worcester combi boiler. Please note the gardens and garage at 6 The Mews have flooded in the past.

## ACCOMMODATION

A canopy porch opens into the entrance hall with adjacent cloakroom with hand basin and wc. The kitchen has a store cupboard, a range of fitted base and wall units incorporating a stainless steel sink/drain, space for a cooker with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, and a part glazed door to outside. The spacious living room has a laminate wood floor, a bay display window and a decorative fireplace (not in use).

Stairs from the entrance hall rise up to the first floor landing which has an airing cupboard with shelving. There are two double bedrooms with built in wardrobes, a generous single bedroom and a newly fitted family bathroom with a bath with thermostatic dual head shower over, and a vanity unit with a hand basin and wc.

## OUTSIDE

The low maintenance enclosed front garden has a paved patio entertaining area with flower borders and a wicket gate opens onto a path and to a grassy area on the riverbank. The property has two allocated parking spaces and an integral garage with a metal up and over garage door, power and light, and housing the Worcester combi boiler. The adjacent garden has a lawn with flower borders and a paved path leading from the garage to the property.

## 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 C

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8139-9029-0000-0419-3296>

## 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 £920 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 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 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 07.08.25 on

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

Rivers and the sea: Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 07.08.25)

Three: Good outdoor and in-home

EE: Good outdoor, variable in-home

O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 07.08.25)

Standard: 19 Mbps (highest download) / 1 Mbps (highest upload)

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

Ultrafast – Not available

Photographs taken: 7<sup>th</sup> August 2025

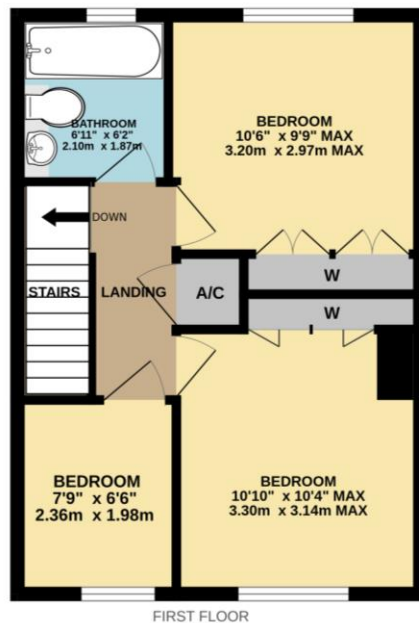
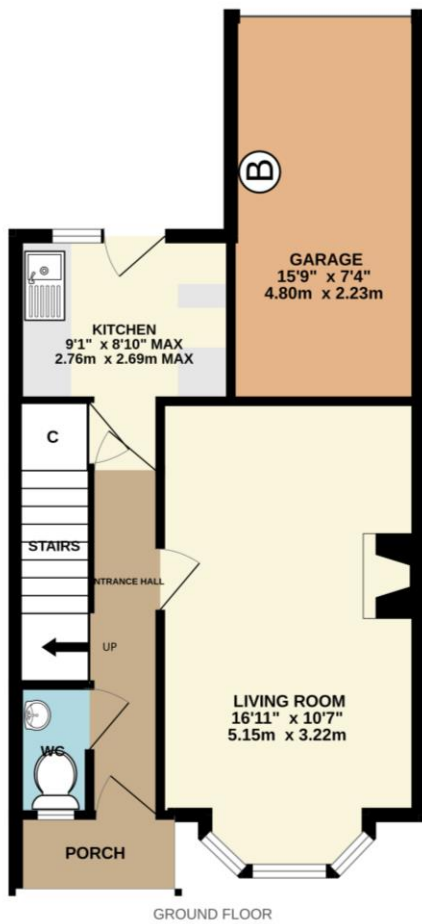
Particulars prepared: August 2025











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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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)

INDEPENDENT REDRESS:

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