



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CHETWYND

2 HIGHFIELD CLOSE, KINGSLAND, LEOMINSTER,
HEREFORDSHIRE, HR6 9RS

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



**A NEWLY UPGRADED DETACHED BUNGALOW ON A GENEROUS PLOT
IN A VERY POPULAR VILLAGE.**

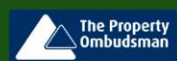
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- INTEGRAL GARAGE
- AMPLE DRIVEWAY PARKING
- LARGE LEVEL GARDENS
- EPC RATING D

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Leominster – 5, Ludlow – 12.5, Tenbury Wells – 14, Hereford – 16.5, Worcester - 23, M50 – 30, M5 J7 – 34.

DIRECTIONS

From Leominster head west on the A44/Barons Cross Road and at the Morrisons Roundabout take the second exit to keep on the A44 and after 0.2 mile keep right to continue on the B4360 for Kingsland/Eardisland. Proceed for 1.2 miles before turning right signed Kingsland to stay on the B4360 and after 2.5 miles turn right into Highfield Close and the property is the first on the right hand side.

SITUATION & DESCRIPTION

Chetwynd, 2 Highfield Close is situated in the highly sought after and vibrant village of Kingsland and is within walking distance of the local amenities which include a Village Store and Post Office, a Doctors' Surgery, Primary School, two popular Public Houses, a Garage and the Luctonians Sports Club which is also a popular event venue. The property is on a regular bus route to the nearby market town of Leominster which is also only a short drive away and has a larger variety of shops and services as well as a railway station. The property is within the Kingsland C of E Primary School and Wigmore High School catchment areas.

Chetwynd, 2 Highfield Close is a detached bungalow on a generous plot constructed circa 1989 of mellow brick elevations under a tiled roof with an integral garage, ample parking space and a large and level mainly south-westerly facing garden. The property has been upgraded to a high standard in recent months with a new Howdens Fairford fitted kitchen, new bathroom and cloakroom suites, a new Fireline inset woodburning stove, new radiators, new flooring throughout including oak effect laminate flooring in the entrance hall, kitchen, reception rooms and conservatory, complete redecoration and electrical upgrades. The property benefits from UPVC double glazing, oil fired central heating and mains services including mains drainage.

ACCOMMODATION

An open porch has a glazed door opening into the spacious entrance hall with a cloaks cupboard and an airing cupboard with a tank and shelving. The kitchen has a range of sage green fitted base and wall units with oak effect worktops incorporating a composite sink/drainer, integral appliances including an Indesit dishwasher, Hotpoint electric double oven and ceramic hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer and with a part glazed door opening onto the rear garden. The spacious sitting room has a Fireline inset woodburning stove with a slate hearth, a glazed door to the dining room which can also be accessed via the kitchen, and sliding patio doors from the sitting room open into the conservatory which has French doors opening onto the garden. There are two double bedrooms, both with built in wardrobes, and a third single bedroom. The bathroom has a bath, a Mira electric shower in a separate cubicle, a vanity basin unit, wc and heated towel rail. A separate cloakroom has a vanity basin unit, wc and heated towel rail. A boiler room housing the Worcester boiler is accessed externally.

OUTSIDE

The tarmac driveway provides parking space for three/four cars leading to the integral garage with up and over metal garage door, power and light. The large level gardens with established hedge boundaries envelope the property and are mostly laid to lawn with paths leading around the bungalow, a small patio area, shrub and flower borders, a greenhouse and two timber garden sheds. The mains area of garden has a south westerly facing aspect.

SERVICES

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

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/9556-3904-6202-1792-9204>

TENANCY

For a minimum period of six 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.

- NO SMOKERS
- SORRY NO DOGS – OTHER 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

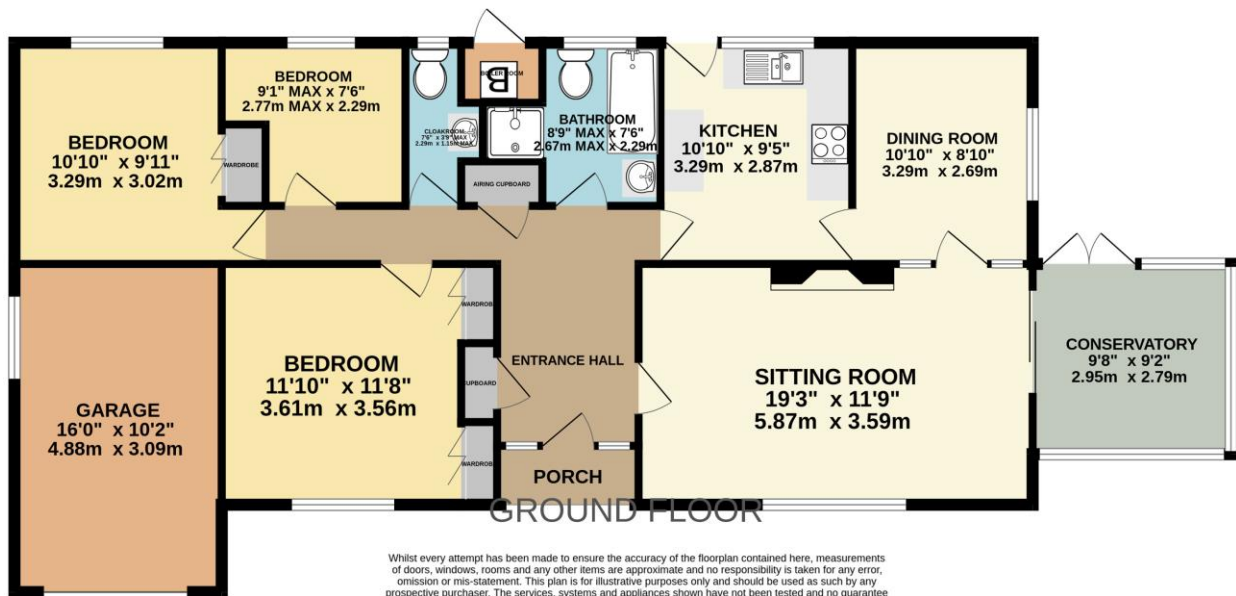
Photographs taken: 9th December 2022 & 4th January 2023

Particulars prepared: June 2023

Particulars updated: 13th October 2023







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

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: