



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **THE COTTAGE, UPPER HARTHALL** NASH, TENBURY WELLS, WORCESTERSHIRE, WR15 8HN

TO LET PART FURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £1,500 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



## **AN IMMACULATE AND WELL-APPOINTED BARN CONVERSION WITH VIEWS ACROSS ROLLING COUNTRYSIDE.**

- OPEN PLAN KITCHEN/FAMILY ROOM • SITTING ROOM
- THREE DOUBLE BEDROOMS • TWO BATHROOMS • STUDY/FOURTH BEDROOM
- LOW MAINTENANCE PATIO GARDEN • ALLOCATED PARKING • EPC RATING E

**NICK CHAMPION LTD**

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

Tel: 01584 810555 | Fax: 01584 810888

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



# THE COTTAGE, UPPER HARTHALL, NASH, TENBURY WELLS, WORCESTERSHIRE, WR15 8HN

## APPROXIMATE DISTANCES

Tenbury Wells – 1.7 miles, Ludlow – 7 miles, Kidderminster - 20 miles, Worcester - 24 miles, Hereford – 26 miles, Birmingham – 38 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T Junction turn left onto the A456 in the direction of Ludlow. After 0.2 mile turn right onto the B4214 signed Clew Hill. Proceed for 1 mile before turning left onto a lane signed Hartall and Whitton. After 0.4 mile The Cottage, Upper Harthall will be found on the right hand side through the double gates.

## ACCOMMODATION

A partially glazed door opens into the entrance porch with a utility cupboard housing the Worcester boiler, and Bosch washing machine and tumble drier. The hall has a cloaks cupboard and leads to the open plan kitchen/family room with a tiled floor. The kitchen area has a stable door to outside and white base units with wood effect worktops incorporating a stainless steel sink/drainer and integral Lamona appliances to include a fridge, freezer, dishwasher, double oven and hob with an extractor hood over. The family area has a wood burning stove in a feature brick surround. The sitting room has patio doors to outside and an Arrow wood burning stove on a stone hearth with a brick surround, and leads on through to a study/fourth bedroom with French doors to outside. There are two double bedrooms located on the ground floor which are served by a bathroom with a bath, a separate shower cubicle, a pedestal basin and wc. Oak stairs rise up from the open plan kitchen/family room to the first floor landing leading to the master bedroom with a Juliet balcony, and a bathroom with a bath, separate shower cubicle, pedestal basin, wc and heated towel rail.

## OUTSIDE

The property benefits from three allocated car parking spaces in front of the property on the shared gravel driveway and there is also ample parking space for visitors upon request. The south-facing and enclosed low maintenance garden is bordered by a dense hedge for privacy and has patio seating and entertaining areas, gravel areas for pots and a couple of raised beds for flowers and/or growing veg.

## SERVICES

Mains water and electricity are connected.  
LPG Gas Fired Central Heating.  
Shared private drainage.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8008-7222-5000-6653-2902>

## FIXTURES & FITTINGS

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

N.B. The furniture in the sitting room and two ground floor bedrooms will remain.

## 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 £1,725 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 tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS
- NO PETS
- NO CHILDREN

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

Photographs taken on 7<sup>th</sup> February 2018  
Particulars updated: August 2023



Kitchen Area



Sitting Room



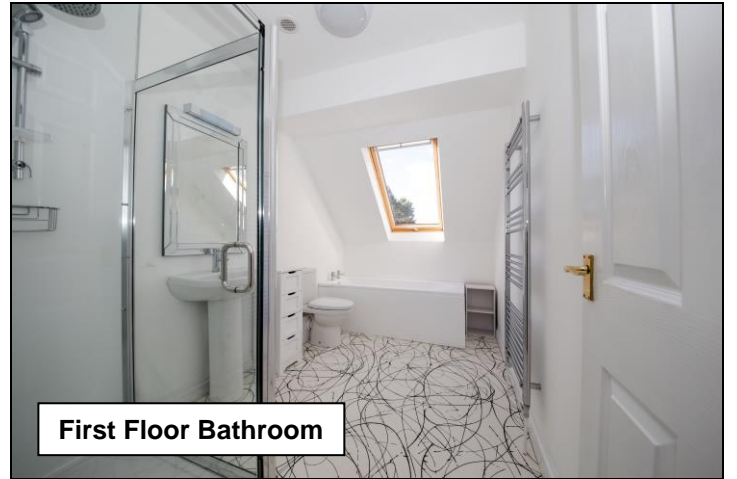




**Kitchen/Family Room**



**Master Bedroom**



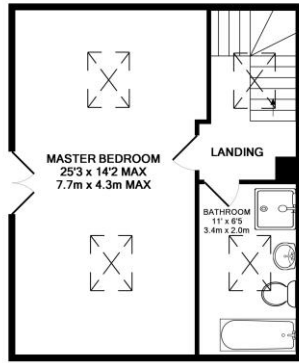
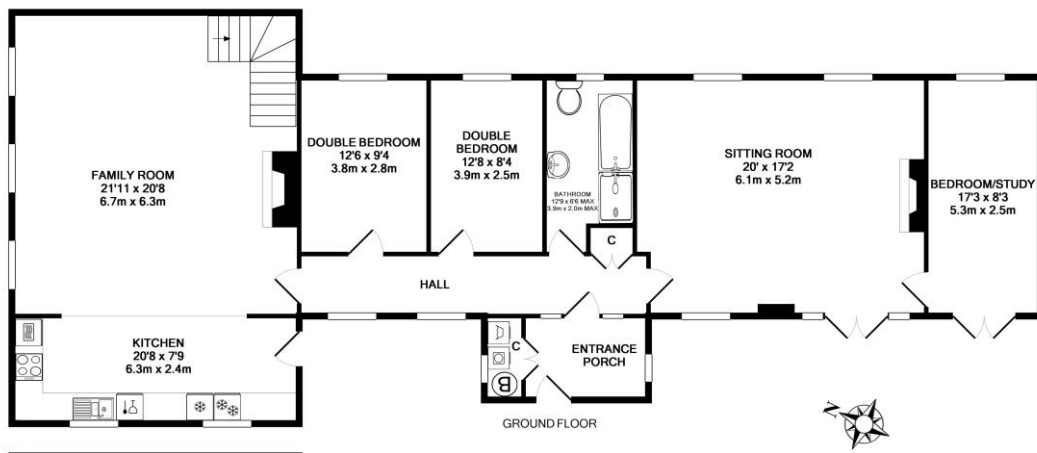
**First Floor Bathroom**



**Double Bedroom**



**Double Bedroom**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



**View from Master Bedroom**

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)

propertymark

INDEPENDENT REDRESS: