

G HERBERT BANKS

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TO LET ON AN ASSURED SHORTHOLD TENANCY

A THREE BEDROOM BARN CONVERSION IN AN EASILY ACCESSIBLE RURAL LOCATION

No. 4 COB HOUSE BARN
Cob House Farm, Wichenford,
WORCESTERSHIRE WR6 6YD



Three Bedrooms * Living Room * Breakfast Kitchen
Private Terraced Garden Area* Parking

RENT: £900 PER MONTH EXCLUSIVE

Viewing strictly by appointment through G. Herbert Banks



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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No. 4 COB HOUSE BARNs, WICHENFORD, WORCESTERSHIRE WR6 6YD

Approximate Distances: - in miles
Martley 1 ½ * Worcester 6 * Birmingham 36

SITUATION

No. 4 Cob House Barns is located in a peaceful location surrounded by wonderful countryside whilst remaining within easy reach of Worcester and the M5. The nearby village of Martley provides local amenities to include a village shop with Post Office, a Public House, Primary School and the highly regarded Chantry Secondary School. For a more extensive range of shopping and leisure facilities the City of Worcester is approximately 6 miles to the east. A location plan is incorporated within these Letting Particulars.

DESCRIPTION

The property is one of a small and quality development comprising six residential barn conversions set within a pleasant rural location. The property benefits from oil fired central heating and is described in more detail as follows:

A timber front entrance door opens to the

BREAKFAST KITCHEN 15'7 x 9'7 Having fitted timber units with electric oven, four ring hob with extraction hood over and space and plumbing for washing machine. Laminate flooring and beamed ceiling. Door leads through to the

LIVING ROOM 15'8 x 14'2 This room enjoys a dual aspect, with windows overlooking the terrace garden area. Door to **WC** with basin. Door to under stairs cupboard housing the Worcester oil fired central heating boiler.

An open staircase leads up to the first floor galleried landing with doors to the three bedrooms and bathroom.

BEDROOM ONE 13'4 x 9'3 with built in wardrobes.

BEDROOM TWO 11'0 x 8'9 with built in wardrobes.

BEDROOM THREE / STUDY 6'10 x 6'7

FAMILY BATHROOM Having bath with shower over, basin and WC.

OUTSIDE The property has plenty of private shared parking for residents at the Cob House Barns. The property comes with a good sized private fenced off paved terrace area.

SERVICES The property benefits from mains electricity, and water are connected to the property. Drainage is to a private system which is managed by the Landlord. Oil fired central heating. Telephone subject to BT transfer regulations.

COUNCIL TAX Malvern Hills District Council
Tel: 01684 892 700

TENANCY The property is to be let on an assured shorthold tenancy for an initial twelve months.

PETS No cats. One dog considered.

SMOKING There is to be no smoking in this property.

OUTGOINGS The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity, gas, water and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND SECURITY DEPOSIT *The Rent will be £900 per calendar month, payable monthly in advance. A security deposit equal to five weeks rent (£1,035) will be held by the letting agent during the term of the tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.*

PROCEDURE *An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a **Holding Deposit**, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) 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). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval from the landlord two copies of a tenancy agreement will be forwarded to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).*

THE RIGHT TO RENT LEGISLATION *Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any new adult tenant has the right to rent in the UK.*

