

**TO LET**

**A STUNNING DETACHED HOME  
IN AN OUTSTANDING TEME VALLEY LOCATION**

**THE POOL HOUSE  
EASTHAM GRANGE, EASTHAM,  
TENBURY WELLS, WORCESTERSHIRE, WR15 8NP**



Fantastic large open plan living area with a superb modern fitted kitchen  
Second reception room \* Two double bedrooms  
Modern en-suite shower room \* Modern bathroom

**RENT: £1,200 PER CALENDAR MONTH EXCLUSIVE**

Viewing: Strictly by appointment through the Agent





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**Approximate Mileages: -**

Tenbury Wells 4.5 \* Leominster 14 ½ \* Ludlow 15 \* Kidderminster 15 \* Worcester 19 \* Birmingham 36

**SITUATION**

The property enjoys an extremely attractive and secluded rural location being accessed via a private shared drive leading off a quiet country lane. The property is situated close to the centre of the hamlet of Eastham, approximately 4.5 miles to the east of the market town of Tenbury Wells. The town provides a good range of local shopping, leisure and educational facilities with additional and more extensive facilities available at the nearby towns of Ludlow, Leominster and Kidderminster, as well as the City of Worcester. A location plan is incorporated within these letting particulars.

**DESCRIPTION**

The property benefited from an extensive refurbishment carried out in 2016 and the accommodation is in excellent condition with modern bathrooms and a modern kitchen. The accommodation is described in more detail as follows: -

An oak entrance door opens to the entrance hall having limestone floor and a door to the

**Open Plan Living Area & Kitchen 28'2 (8.58m) x 27'3 (8.31m)** The impressive room is lovely and light with a long run of high windows looking out to the rural views. The living area is open to the modern kitchen with a range of cream units having a granite worktop also providing a breakfast bar. The kitchen comes with an integrated dishwasher, washing machine, oven, hob, fridge and freezer. The kitchen has a limestone floor with the living area being carpeted.

Two doors from the living area open to the **Second Reception Room 15'10 max (4.83m) x 15'5 max (4.70m)** Again this is a lovely light room with glazing to the external walls including sliding doors out to the garden.

**Bedroom One 12'6 (3.29m) x 12'1 (3.68m)** With sliding glazed door opening to the garden paved patio area. Door to **En Suite Shower Room** with quality fittings including a modern style double basin unit, shower, WC, towel radiator and airing cupboard. Limestone floor and glazed marble effect tiles to the walls.

**Bedroom Two 12'1 (3.68m) x 10'10 (3.29m)** This room enjoys a dual aspect with windows overlooking the rural views.

**Bathroom** A well fitted bathroom with bath having shower over, basin, WC and towel radiator. Limestone tiling to floor and walls.

**Outside** The sweeping gravelled drive leads to a generously sized gravelled parking area being private to The Pool House. The gardens are to all sides of the dwelling and are mainly lawned with some mature native trees as well as several fruit trees. There is a raised paved patio area from which the far reaching Teme Valley views can be enjoyed.

Modern (2016) external Worcester Bosch oil fired central heating boiler.

**SERVICES** The rent is inclusive of Water & Drainage Charges. Independent newly installed oil fired central heating system. The electricity will be charged by the landlord and the property has its own sub meter. Telephone is subject to British Telecom transfer regulations.

**TENANCY** It is proposed that the property should be let on an Assured Shorthold Tenancy for an initial period of six or twelve months.

**PETS** The Landlord would prefer not to have pets. If you have pets and are interested in this property, please call the agent to discuss prior to arranging a viewing.

**SMOKING** There is to be no smoking in the house.

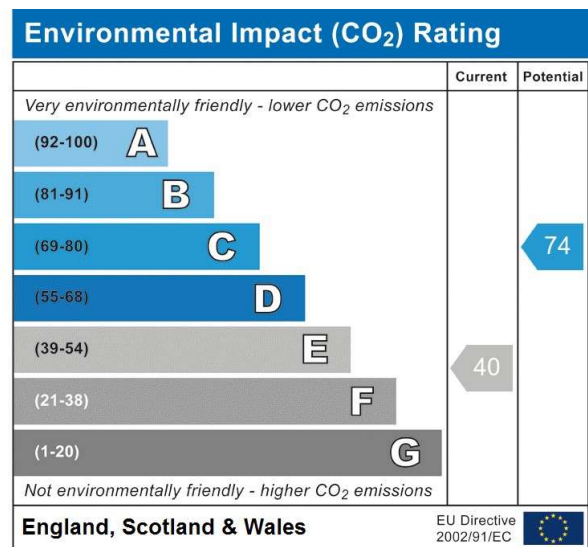
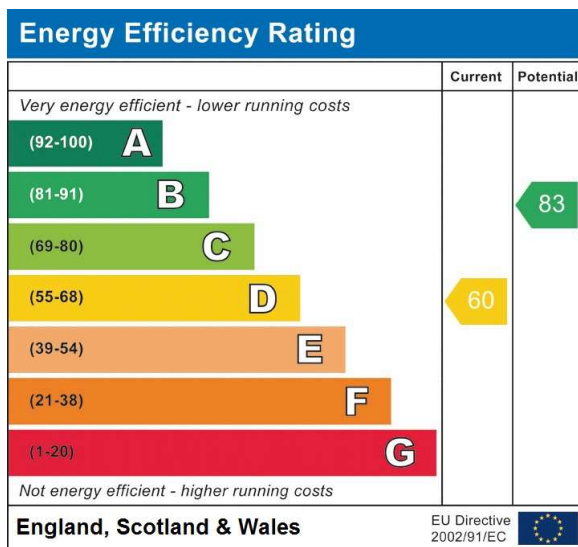
**RENT AND DEPOSIT** The Rent, to include water and drainage, will be **£1,200** per calendar month, payable monthly in advance by standing order. A deposit of **£1,380** also required and will be held by the Landlord or his Agent for the duration of the Tenancy.





**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 of £150, 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 Under 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.



Address:  
The Pool House (EPC Registered as Pool Cottage)

Reference:  
83052892112918773743



