

# G HERBERT BANKS

EST. 1898

## TO LET

**A SEMI-DETACHED COUNTRY COTTAGE  
WITH OUTSTANDING SOUTHERLY VIEWS  
OVER OPEN COUNTRYSIDE**

**NO 3 NORTHINGTOWN COTTAGES  
HOLT HEATH, Nr. WORCESTER WR6 6NQ**



**Large Sitting Room\* Spacious Dining/ Kitchen \* Pantry and Store  
Three Bedrooms \* Bathroom \* Driveway Parking**

**RENT: £1,000 PER CALENDAR MONTH EXCLUSIVE**



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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# No 3 Northingtown Cottages, Northingtown Farm, Holt Heath Nr. Worcester WR6 6NQ

## SITUATION

The property occupies a special situation along the tarmac drive to Northingtown Farm, being approximately 1/4 of a mile off the A443 Holt Heath to Worcester Road, being 5 miles north west of the centre of the City of Worcester, 6 miles from Droitwich Spa and 8 miles to the M5 junction (5) at Wychbold. (See location plan attached).

## DESCRIPTION

The property is built in a mellow brick under a tiled roof. The whole house has modern double-glazed windows and is heated by night storage heaters. The accommodation is as follows:

Panelled front door leads to

**SMALL HALL** with cupboard under stairs

**LARGE SITTING ROOM 16' (4.89m) x 10'11 (3.34m)** Laminated wood floor with electric storage heater.

**SPACIOUS OPEN PLAN KITCHEN/DINING ROOM 16' (4.8m) x 10.2" (3.12m)** fitted with stainless steel sink unit, electric cooker, breakfast bar, adjustable spotlights, quarry tiled floor, electric storage heater and plumbing for dish washer.

**PANTRY** with shelving and plumbing for washing machine.

**REAR HALL** with exterior door and quarry tiled floor.

**FUEL STORE**

**W.C.**

Staircase leads to the first floor landing with access to

**BEDROOM ONE 16' max (4.88m) x 10'2" (3.11m)** having electric storage heater.

**BEDROOM TWO 12'9 (3.9m) x 10'11 (3.35m)** having electric storage heater.

**BEDROOM THREE 9'5 (2.8m) x 8'5 (2.5m)** having electric storage heater.

**FAMILY BATHROOM** with bath with shower over, hand basin and electric storage heater.

**SEPARATE W.C.**

**AIRING CUPBOARD** fitted with copper cylinder and immersion heater and slatted shelving.

## OUTSIDE

Access off the private driveway is through a wooden gateway leading to a gravelled area for parking.

A small area is allocated for the **garden** which can be maintained by the owner.

**SERVICES** Mains water and electricity are connected to the property. Septic Tank drainage.

**COUNCIL TAX** The tenant will be responsible for the Council Tax and interested parties should make their own enquires with the local authority, Malvern Hills District Council 01684 862 151. Band

**TENANCY** The property will be let on an Assured Shorthold tenancy for a period of 6 months. The tenant will be responsible for all out goings connected with the property including Water and Electricity. 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.

**SMOKING** is not allowed in the house.

**PROCEDURE** An application form can be obtained via email and completed online. If an agreement has been made you will be asked to pay a Holding Deposit equal to one weeks rent. which must be cleared before we commence the referencing process. This will be non-refundable if any relevant person (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 the tenancy agreement will be provided 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 rent 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.





**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	<b>A</b>		100 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	39 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		