

# G HERBERT BANKS

EST. 1898

TO LET ON AN ASSURED SHORTHOLD TENANCY

## A SPACIOUS THREE BEDROOM THIRD FLOOR FLAT

Flat 3, 2&2a Load Street, Bewdley, DY12 2AF



LARGE LIVING / DINING ROOM \* KITCHEN  
TWO/THREE BEDROOMS \* BATHROOM

**RENT: £700 PER CALENDAR MONTH EXCLUSIVE**

Viewing strictly by appointment with the agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



## Flat 3, 2&2a Load Street, Bewdley, DY12 2AF

Kidderminster 3.8 Miles \* Stourport on Severn 3.8 Miles \* Birmingham 25 Miles \* Worcester 14  
All mileages are approximate

### **SITUATION**

The property is within easy reach of all of the town's fine selection of shops, together with easy access to attractive riverside walks.

### **DESCRIPTION**

The property can be accessed directly off Load Street through a shared front door.

From the shared entrance hall stairs lead up to the third floor, with a private front door leads to Flat 3.

**LIVING ROOM 16'9 (5.11) x 18'9 (5.72)** With windows to two elevations.

**KITCHEN 8'10 (2.70) x 12'4 (3.78)** Having a good range of built in kitchen units with work tops incorporating a stainless-steel sink with mixer tap. Integrated electric oven and four ring electric hob with overhead extraction hood.

**BEDROOM ONE 8'15 (2.57m) x 14'0 (4.27m)** With built in wardrobe and sash window.

**BEDROOM TWO 7'11 (2.43m) x 15'2 (4.63m)** With door through to the

**DRESSING ROOM / STUDY / BEDROOM THREE 8'2 (2.5m) x 16'7 (5.07m)** Please note that the only access to this room is through Bedroom Two.

**LOCAL AUTHORITY** Wyre Forest District Council. Tel 01562 820505

**TENANCY** An Assured Shorthold Tenancy for an initial period of twelve months.

**PETS** Pets may be considered.

**SMOKING** Smoking is not allowed in the property.

**OUTGOINGS** The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity 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 DEPOSIT** The Rent will be **£700** per calendar month, payable monthly in advance. A deposit of **£805** also required and will be held by the Landlord or his Agent for the duration 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 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** 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.