



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## FLAT 2, OVERMEAD HOUSE

ROCHFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8SH

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY

**RENT £550 PCM + FEES**

EXCLUSIVE & PAYABLE IN ADVANCE



**A SPACIOUS FIRST FLOOR FLAT IN A FORMER RECTORY  
ENJOYING FANTASTIC VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN/BREAKFAST ROOM • SPACIOUS LIVING ROOM • DOUBLE BEDROOM • BATHROOM
- FLOWER BEDS AND SMALL SEATING AREA • STORE SHED • GARAGE • TWO PARKING SPACES • EPC RATING F

**NICK CHAMPION LTD**

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





# FLAT 2, OVERMEAD HOUSE, ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SH

## ACCOMMODATION

A communal lobby opens into the communal entrance hall with stairs rising up to the first floor landing and the entrance door to Flat 2. The entrance hall (18' x 6') has exposed floorboards and space for a study area. The kitchen/breakfast room (14'3" x 9'9") has a vinyl floor, wooden fitted units incorporating a stainless steel sink/drain, a freestanding Zenith electric cooker, a store cupboard with shelving, a walk-in larder with shelving, and a fire exit. The spacious living room (18'2" x 18' max) has exposed floorboards, a tiled open fireplace (not in use) and enjoys a wonderful view out of three sash windows across the Teme Valley. An inner hall leads to the double bedroom (17'5" x 10'10") with feature fireplace (not in use), and to the bathroom (10'1" x 9'7" max) with a vinyl floor, bath with a mixer shower attachment, a hand basin, wc, and an airing cupboard housing the Worcester combi boiler and shelving.

## OUTSIDE

The property has two allocated parking spaces and a garage. Additional visitor parking is available. The property does not have an enclosed private garden, however there is space for a small table and chairs next to the entrance, two flower beds and a store shed (9'8" x 4'11").

## SERVICES

Mains water and electricity.  
Shared private drainage.  
LPG fired central heating – Worcester combi boiler.

## FIXTURES & FITTINGS

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

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band A

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/6234-2022-1300-0244-5292>

## 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 £630 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 AND NO PETS
- PLEASE NOTE THAT THERE ARE STEPS FROM THE PARKING AREA TO THE ENTRANCE

## 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)



what3words: ///owned.shatters.harshest

Photographs taken: 9<sup>th</sup> August 2024

Particulars prepared: August 2024

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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)

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INDEPENDENT REDRESS: