



## BOOTH COTTAGE

CINDERS LANE, ST MICHAELS, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8PN

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £800 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A DETACHED COTTAGE IN AN ACCESSIBLE RURAL LOCATION WITH A GARDEN AND PARKING  
AND ENJOYING VIEWS ACROSS OLDWOOD COMMON.**

- KITCHEN/BREAKFAST ROOM • LIVING ROOM • TWO DOUBLE BEDROOMS • BATHROOM
- GARDEN • DRIVEWAY PARKING • EPC RATING D

**ACCOMMODATION**

A stable door opens into the entrance porch with a quarry tiled floor and a part glazed door opens into the living room with a woodburning stove on a quarry tiled hearth with a brick surround, and an understairs cupboard. A door leads through to the kitchen/breakfast room which has a range of fitted cream units incorporating a stainless steel sink/drain, space for an electric cooker and fridge/freezer, plumbing for a washing machine, and housing the Worcester combi boiler.

From the living room stairs rise up to the first floor landing. There are two double bedrooms and a bathroom with a bath with Triton T80 electric shower over, a pedestal basin, wc and an airing cupboard with a radiator and shelving.

**OUTSIDE**

The property has three driveway parking spaces and a further parking space is available through the wooden gates. The enclosed garden has a patio, lawn, flower and shrub borders, a timber garden shed and two log stores.

**SERVICES**

Mains water, gas and electricity.  
Private drainage – septic tank.  
Gas fired central heating.

**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 C

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating D - Full details available upon request or follow the link:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2478-7220-2427-7475>

**TENANCY**

For a minimum period of twelve months on an Assured Shorthold Tenancy.

**TENANT FEES**

See attached Tenant Fees Schedule for information.

**SECURITY DEPOSIT**

A refundable security deposit of £920 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.

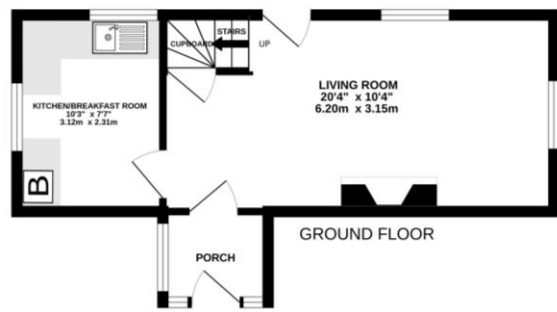
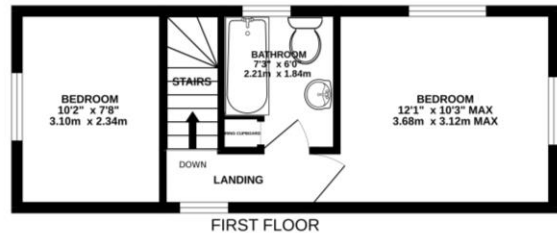
**SPECIAL TERMS**

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.

- PETS AT THE LANDLORD'S DISCRETION

**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)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Photographs taken: 8<sup>th</sup> October 2024  
Particulars prepared: October 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: