



Barnhall Cottage, Main Road, Ombersley, WR9 0EY

£1,200 Per Calendar Month

Viewing by appointment only: 01527 853952



Barnhall Cottage
Main Road
Ombersley
Droitwich
WR9 0EY

Situation

Ombersley is a sought-after village and provides a range of amenities including 3 popular public houses, a high-quality restaurant, delicatessen and village store, dentist, doctor's surgery and splendid church. The village hall hosts a number of regular classes and events with sporting facilities also provided by the tennis and cricket clubs. There are two schools, Ombersley Endowed First and Sytchampton School. The property is very well placed for access to Droitwich Spa, approximately 5 miles, Worcester approximately 8 miles, Bromsgrove approximately 12 miles and Birmingham approximately 25 miles.

Description

Barnhall Cottage is a detached property located to the southeast of Ombersley with far reaching views over surrounding farmland. The property was fully refurbished in 2023 and benefits from solar panels. The property comprises: - To the ground floor, kitchen with built in oven and hob, Lounge with log burning stove, study and bathroom with shower over bath. The stairs to the first-floor lead to 2 bedrooms.

Outside

A parking area for several cars to the west of the property with storage shed and easily maintained garden. To the east side is a more private gated garden bordered by hedges.

GENERAL INFORMATION

Services

Mains electricity and water, private drainage.

Local Authority

Wychavon District Council – Band D

Tenancy

It is proposed that the property shall be let on an Assured Shorthold Tenancy for an initial period of 12 Months.

Pets

May be considered. Interested parties are asked to advise what pets they have prior to booking a viewing.

Smoking

There is to be no smoking in the property.

Outgoings

The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity, and telephone (if connected). The Landlord will recharge to the Tenant the annual cost of emptying the septic tank. 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 Security Deposit

The Rent will be £1,200 per calendar month, payable monthly in advance. A security deposit will be the figure equivalent to a maximum of 5 weeks rent, currently £1,384, and will be held by the letting agent during the term 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.

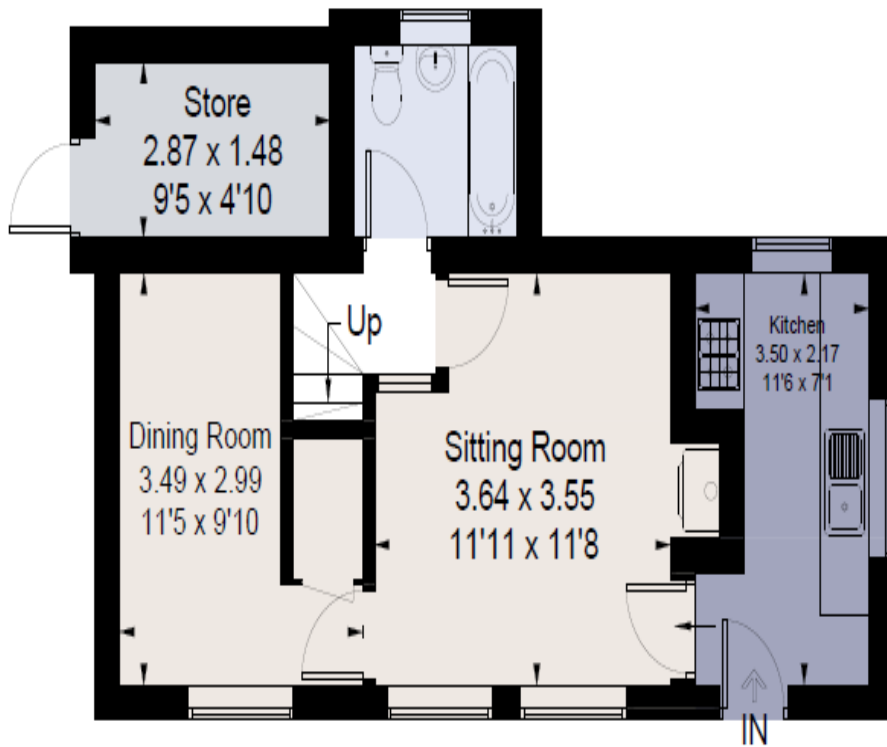
Procedure

A 'pre-qualifying application' form can be obtained and completed online. If an agreement has been made you will be asked to pay a Holding Deposit equal to one weeks rent of £276, 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, We will ask consent for the holding deposit to be contributed towards 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).

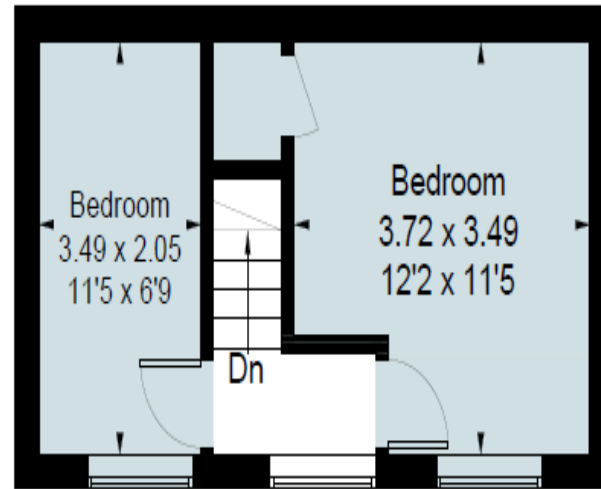
Viewing

Via Lamberts Lettings
Office Tel: 01527 853952.

Approximate Area = 60.0 sq m / 646 sq ft
 Store = 4.3 sq m / 46 sq ft
 Total = 64.3 sq m / 692 sq ft
 For identification only. Not to scale.
 © Fourwalls



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

