

# G HERBERT BANKS

EST. 1898

**TO LET ON AN ASSURED SHORTHOLD TENANCY**

**A WELL PRESENTED DETACHED FAMILY HOME IN A POPULAR EDGE OF  
TOWN LOCATION**

**7 HEIGHTINGTON PLACE  
STOURPORT ON SEVERN WORCESTERSHIRE DY13 0BE**



**Kitchen \* Dining Room \* Sitting Room \* Office En suite Master Bedroom \* Three further Bedrooms \*  
Family Bathroom \* Utility Room \* Double Garage \* Gardens**

**RENT: £800 PER CALENDAR MONTH EXCLUSIVE**

**Viewing Arrangements - strictly by appointment through the Agent**



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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**7 HEIGHTINGTON PLACE**  
**STOURPORT ON SEVERN, DY13 0BE**

Approximate Distances: -

Martley – 9 miles \* Worcester – 10 miles \* Stourport on Severn – 1 mile

**SITUATION**

The property enjoys a quiet edge of town location being both peaceful but at the same time being within easy access of Worcester and the M5. The nearby town of Stourport on Severn provides all the amenities of a small town with many good shops including butchers and grocers selling local fresh produce. More leisure and educational facilities are available at the nearby city of Worcester.

**DESCRIPTION**

This modern four-bedroom property has fitted carpets throughout. The house benefits from gas central heating with radiators throughout and a double garage as well as extra parking space to the front of property and a private garden to the rear.

The ground floor comprises: -

**KITCHEN** 11'7 x 9'9 Having a range of pine kitchen units with integrated electric oven, grill and four ring gas hob.

There is space for low level fridge under the work units, a Biasi wall mounted combi boiler, window to side and front, space for a kitchen dining table..

Door off to the hallway and

**UTILITY** with stainless steel sink unit and cupboards and door to back garden.

**DINING ROOM** 11'8 x 10'3 Having carpet and sliding Patio doors to the rear garden.

**SITTING ROOM** 22'9 x 8'6 Having carpet and enjoying a dual aspect with a real fire corner feature fireplace, door off to the

**OFFICE/SNUG ROOM** This room has window to the rear garden and door straight into the

**INTEGRAL GARAGE** Double garage with an up and over door. Very useful storage space. **CLOAKROOM** With W.C and wash hand basin.

On the first floor: -

**BEDROOM ONE** 17'1 x 13 Having window to front and this L-shaped room has en-suite shower room with Triton Electric shower unit, W.C and wash hand basin.

**BEDROOM TWO** 10'6 x 8'10 with window to side, radiator and carpet.

**BEDROOM THREE** 17'7 X 8'9 window to side, radiator and carpet.

**BEDROOM FOUR** 7x 11' 11 window to side, radiator and carpet.

**FAMILY BATHROOM** 12'5 x 5'7 Having a bath, Low level WC and basin and corner shower unit, white tiling to bath and carpet.

**OUTSIDE** The property has a private garden with patio area with steps to the lawn and gardens to the front and side. To the front there is a small garden area and parking in front of the integral garage.

## **GENERAL INFORMATION**

**SERVICES** Mains water and electricity. Gas central heating with boiler. Mains Drainage. Telephone subject to BT transfer regulations.

**COUNCIL TAX** The tenant will be responsible for the Council Tax and interested parties should make their own enquires with the local authority, Wyre Forest District Council.

**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.

**RENT AND DEPOSIT** The rent is based on £1300 per calendar month to be agreed and payable monthly in advance. A deposit of £1,500 is also required and will be held by the Landlord's 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.

**PETS** Individual consideration will be taken by the Landlord's Agent concerning any pets.

**PROCEDURE** An 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 £300, 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 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 adult tenant has the right to rent in the UK.

**EPC Rating: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		