

G HERBERT BANKS

EST. 1898

TO BE LET SEPARATELY

A PAIR OF ATTRACTIVE TWO BEDROOM ATTACHED HOUSES WITHIN WALKING DISTANCE TO OMBERSLEY VILLAGE CENTRE

Numbers 1 & 2 Sinton Farm, Sinton Lane, Ombersley,
Droitwich, Worcestershire WR9 0EU



No.1: Dining Kitchen, Sitting Room, Utility Room, Two Bedrooms,
Bathroom and Private Gardens

No.2: Dining Kitchen, Sitting Room, Two Bedrooms, Bathroom,
Garage and Private Gardens

Available Now

RENT £1,250 PER MONTH EACH

Viewing Arrangements - By Appointment through the Sole Letting Agents



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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



Numbers 1 & 2 Sinton Farm, Sinton Lane, Ombersley, Droitwich, Worcestershire WR9 0EU

SITUATION

The cottages are within walking distance of Ombersley village centre, which has a pleasing range of amenities to include three very popular public houses, a high-quality restaurant, delicatessen/café/butchers, wine store, dentist, doctor's surgery, junior school, splendid church, active village hall, tennis club and cricket club.

These properties are well placed for access to Droitwich Spa – approximately 5 miles, Worcester – approximately 8 miles, Bromsgrove – approximately 12 miles and Birmingham – approximately 25 miles.

DESCRIPTION

These properties have recently undergone a complete refurbishment, that have been finished to a high standard. The works have included new windows, internal plasterwork, insulation, new kitchens and bathroom fittings and redecoration throughout.

Both properties have log burning stoves.

The sweeping shared drive leads to private parking and both properties have lovely gardens.

SERVICES

The properties benefit from mains electricity and water. Private drainage systems – which the tenants are to be responsible for emptying. Central heating via oil fired central heating boilers.

ENERGY PERFORMANCE CERTIFICATES

Following the refurbishment the properties have been assessed and both have a very good rating of C70.

LOCAL AUTHORITY

Wychavon District Council.

TENANCY

The properties are to be let on an assured shorthold tenancies, for an initial term of twelve months.

PETS

The properties are to be let to tenants without pets.

SMOKING

There is to be no smoking in the properties.

OUTGOINGS

The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity, water 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 SECURITY DEPOSIT

The rents will be £1,250 per calendar month, payable monthly in advance. A security deposit of £1,440 (five weeks rent) 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

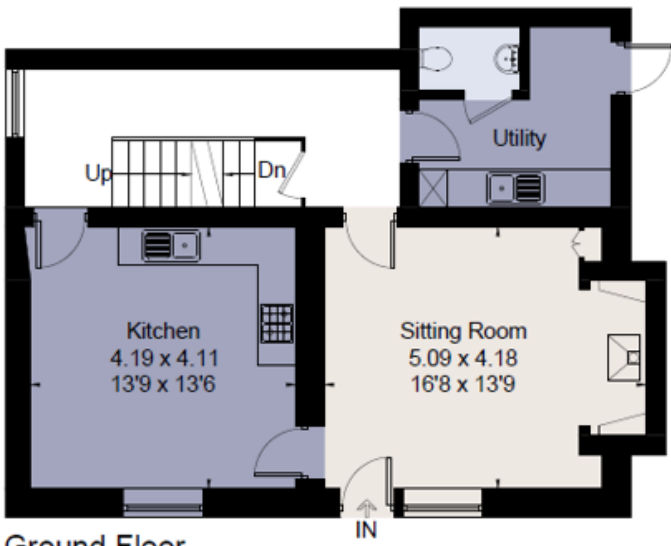
An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a Holding Deposit of £150, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including 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

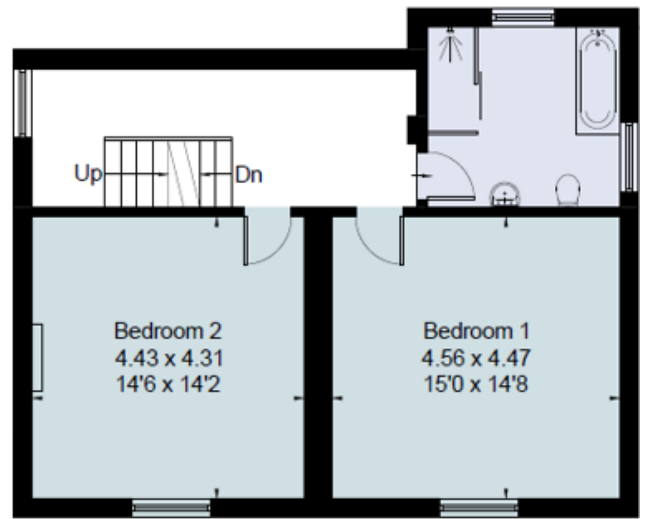
Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any new adult tenant has the right to rent in the UK.

No.1

Approximate Floor Area = 127 sq m / 1367 sq ft



Ground Floor



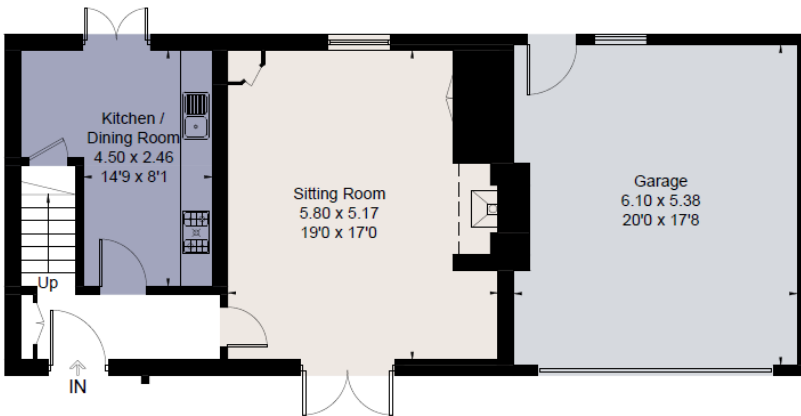
First Floor

No.2

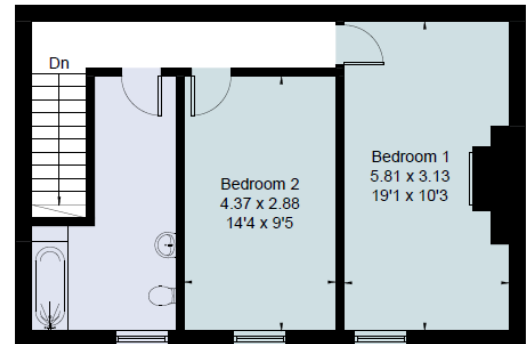
Approximate Floor Area = 107.1 sq m / 1153 sq ft

Garage = 32.9 sq m / 354 sq ft

Total = 140 sq m / 1507 sq ft



Ground Floor



First Floor



