



National
Trust

London & South East

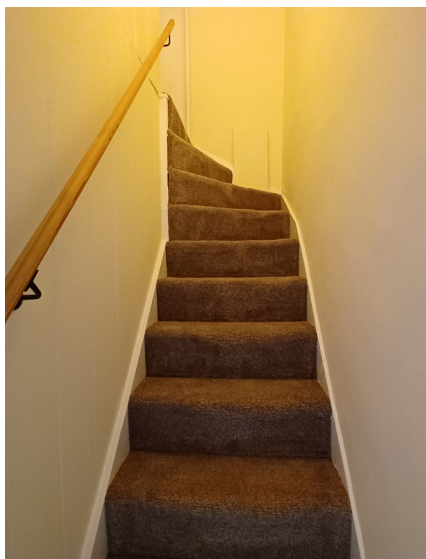
To let

12 The Green, Bradenham,
High Wycombe, HP14 4HF
£1,450 per calendar month



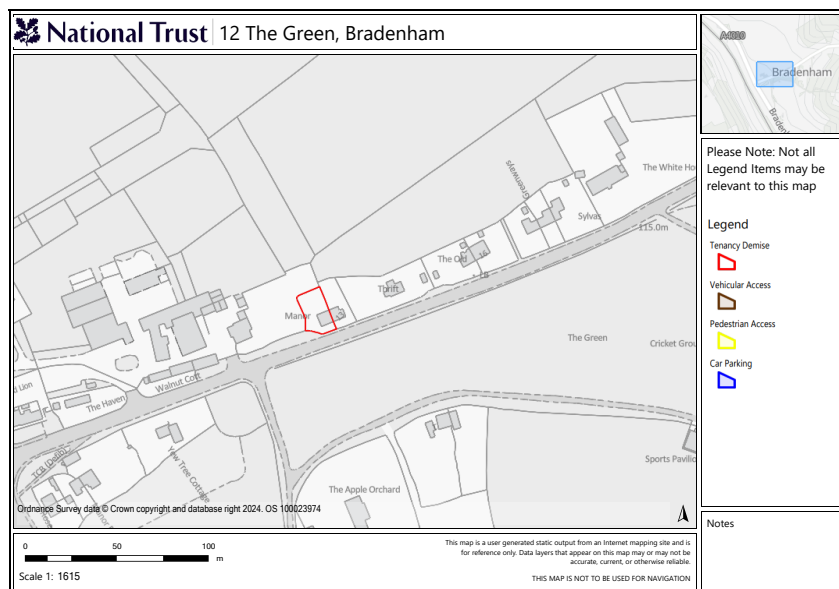
An attractive Grade II listed 2-bedroom semi-detached cottage located in the picturesque village of Bradenham. Recently redecorated throughout. Outside there is a cottage garden enveloping the house. The property is unfurnished, with no white goods provided.





The Location

12 The Green is located in the heart of Bradenham Village, which lies at the centre of the National Trust's Bradenham Estate. The entire Estate was gifted to the National Trust in 1956. The village of Bradenham is arrayed around a large green and active cricket pitch. There is easy access to the surrounding chalk greassland and beech woodland via numerous footpaths. There is good access to London via the Chiltern Mainline from nearby Saunderton or High Wycombe stations. Local bus services run into High Wycombe, Princes Risborough and Aylesbury.



Directions

From High Wycombe: Drive west out of High Wycombe along the A40 heading towards West Wycombe. At the pedestal roundabout, take the second exit onto the A4010. Follow this road for approximately 1.5 miles. Turn right at the Red Lion tea rooms, onto Bradenham Wood Lane. Proceed a short way, passing Rectory Lane on your right, the property is on the left hand side approximately 15 meters further on.

From Princes Risborough: Drive south out of Princes Risborough on the A4010. At the Red Lion tea rooms, turn left. Proceed up the hill passing Rectory Lane on your right, the property is on the left hand side approximately 15 meters further on.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Ground Floor

Sitting room

(4.0m x 3.83m) - Newly redecorated.

An arched door leads into a good sized lounge complete with a working log burner.

Dining room

(4.0m x 3.07m - Newly decorated.

A second reception room, with a feature fireplace and views to the front of the property. Under-stairs cupboard housing the hot water cylinder and stairs to first floor.

Kitchen

(Approximately 2.28m x 2.68m) - Newly redecorated.

A suit of shaker style wall and floor mounted units with wooden worktops and a butler style sink. No white goods are provided.

Door leads to rear garden.

Lobby

Newly redecorated.

Space for fridge-freezer (not provided) and small worktop

Separate WC

Newly redecorated.

Toilet with high level cistern

Bathroom

(2.26m x 1.40m) - Newly redecorated.

Fully tiled, comprising white bath with shower over and basin.

First Floor

Bedroom 1

(4.00m x 3.83m) - Newly redecorated.

Double bedroom, neutrally decorated with built in wardrobe and draws. Dormer window to the front elevation overlooks the village green.

Bedroom 2

(3.17m x 3.07m) - Newly redecorated.

Double bedroom, neutrally decorated with

built in wardrobe. Dormer window to the front elevation overlooks the village green.

Garden

The property has a wrap-around garden, primarily laid to lawn with large, established shrubs and a small shed.

Outbuilding

Attached to the house, there is a brick and tile store housing the oil fired boiler.

Outgoings and Services

The property benefits from mains electricity, water and sewerage supplies along with oil fired central heating. Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to Northumberland County Council.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1,450 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust may review the rent either after 12 months or following the expiry of the Initial Term, whichever is later, and in any case no less frequently than every two years. Any rent review must follow a statutory procedure, and the rent may only be adjusted to reflect the open market rental value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care

for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

If you are interested, please contact Rupert Houghton via Rightmove enquiries.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019