



National
Trust

To Let

Stafford Wood Lodge, Shugborough
£700.00 per month



A well presented 1 bedroom detached lodge located on the National Trust Shugborough Estate.

President: HRH The Prince of Wales
Chair: Tim Parker
Director-General: Hilary McGrady

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

Registered office:
Heelis, Kemble Drive, Swindon
Wiltshire SN2 2NA
Registered charity number 205846

For further information and to arrange a viewing please contact Jenna Dyfnallt Let Estate Officer jenna.dyfnallt@nationaltrust.org.uk

The Location

Stafford Wood Lodge is located on the main drive leading to Shugborough Hall overlooking the railway line.

Stafford Wood Lodge is approximately 5.5 miles from Stafford and centrally located for Stoke on Trent and Wolverhampton. It is situated within close proximity to local conveniences in Milford and Penkridge

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 could not deliver its core objectives without the support of its thousands of tenants and volunteers. National Trust residential tenants receive custodian membership allowing free access to all National Trust properties within England, Wales and Northern Ireland.

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We welcome tenants becoming involved: further information regarding events and volunteering can be obtained by phoning 01743 708123 or emailing attinghampark@nationaltrust.org.uk.

The Property

<u>Ground Floor</u>	
Living room	Carpeted with windows to front and wood burning stove with brick surround and wooden hearth. Original beams to ceiling
Kitchen	Tiled flooring, range of newly fitted wall and base units, window to rear of property Please note: no white goods are provided

	Please note: access to the loft is not permitted.
<u>First Floor</u>	
Bedroom 1	Carpeted, porthole window to rear
Dressing Room	Carpeted, window to rear
Bathroom	Vinyl flooring, WC, pedestal wash hand basin, bath, electric shower over, storage cupboard
<u>Outside</u>	
Garden	Private rear garden with lawn and borders
Parking	Parking for two cars in allocated space
<u>Services</u>	Mains water, septic tank drainage (recharged to tenant), mains electricity
<u>Outgoings and Council Tax</u>	The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax
<u>Energy Performance Certificate</u>	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations. The property has a valid exemption

The Tenancy

<u>Term</u>	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.
<u>Rent</u>	The prospective tenant is asked to pay £700.00 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.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (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. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.
<u>Sub Letting</u>	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.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

<u>Viewings</u>	<u>Viewings strictly by appointment only</u>
<u>Contact</u>	Jenna Dyfnallt – Lettings Officer: jenna.dyfnallt@nationaltrust.org.uk / 07866 062408 (email preferred)
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>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.</p>

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 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).	Tenant/s will be responsible for the payment of Utilities. 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.

	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.
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/s will be responsible for the installation and payment of their supply of communication costs such as Telecoms and Broadband. 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.
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	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. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
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