



National
Trust

London & South East

To let

Stoneford Cottage, Dagenham RM10 8AG
£2000 per calendar month



This beautiful mid 19c villa was refurbished 3 years ago in a manner to retain a number of its original features. It is a large 2 bedroom house with extra office / cot room, 2 reception rooms, large family kitchen, utility room, bathroom and separate wc. There is a drive for private off street parking, and mature garden to the side of the house. The National Trust will maintain and manage a public garden to the rear of the property.

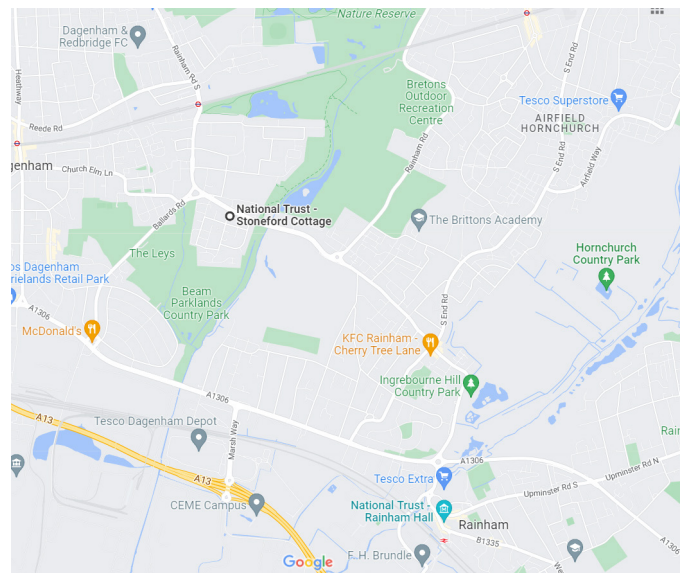




The Location

Located in the heart of Dagenham on the Rainham Road, the house was gifted to the National Trust in 2018. The garden to the rear of the property will be maintained by the National Trust with managed opening to the public. There is an Ofsted rated good Primary School in the adjacent street.

Barking and Dagenham is at the heart of the Thames Gateway with excellent road and public transport links to central London and the rest of east London. The borough lies midway between central London and the M25, offering the best of both worlds – the City, Canary Wharf and Stratford are all close with the green spaces of the Leys, Old Dagenham Park, the Chase Nature Reserve and Essex countryside on the doorstep.



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

Rear Entrance Lobby

Leads in to kitchen and bathroom, utility room and loo.

Kitchen

A large bright open kitchen space with ample room for dining table. A range of timber base and wall units including butler style sink. Electric cooker point and cooker hood. Radiator and several double electric sockets. The original range cooker has been kept for decorative purposes.

NB. The National Trust does not supply appliances.

Utility Room

A range of cupboard space and room for washing machine and drier. Large double fronted cupboard with Worcester Bosch boiler.

Bathroom

Bathroom with white suite, comprises wash hand basin, bath with rigid rainfall shower and handheld attachmen and shower screen. Heated towel rail. Extractor fan. There is a separate WC.

2 Reception Rooms

One is dual aspect - each has original fireplace - decorative only. TV aerial & telephone socket. Radiator. Range of double electric sockets.

First Floor

Bedroom 1

Dual aspect double bedroom with radiator and cast iron fireplace (non working). Single radiator. Range of sockets with aerial and phone point

Bedroom 2

Double bedroom with cast iron decorative fireplace, radiator and range of electric sockets and aerial.

Office

Small room could be used for cot room, or home office.

Outside

Outside there is a single-story coal/wood store.

furniture etc. To the side of the property is an established mature garden with fruit trees. To the front of the property is a small gravel garden, with driveway and private parking also.

Outgoings and Services

The property benefits from mains electricity, water and sewerage supplies along with gas 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 E for Council Tax and is currently £2,564.40 payable to Barking & Dagenham.

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		
69-80	C		80 C
55-68	D	55 D	
39-54	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 £2,000 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 carries out rent reviews of the property every two years to open market 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.

Contact Roger Grunsell on 07500 951369 or roger.grunsell@nationaltrust.org.uk for more information.

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)	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 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