G HERBERT BANKS
EST. 1898

TO LET ON AN ASSURED PERIODIC TENANCY

A REFURBISHED SPACIOUS SPLIT LEVEL MAISONETTE WITH FINE PERIOD FEATURES WITHIN THE TOWN CENTRE

FLAT OVER 50 LOAD STREET,
BEWDLEY, WORCESTERSHIRE, DY12 2AP



Large Reception Room * Fitted Kitchen * Central Hallway
*Bathroom * Store * Two Double Bedrooms

£895 PER CALENDAR MONTH EXCLUSIVE OF BILLS

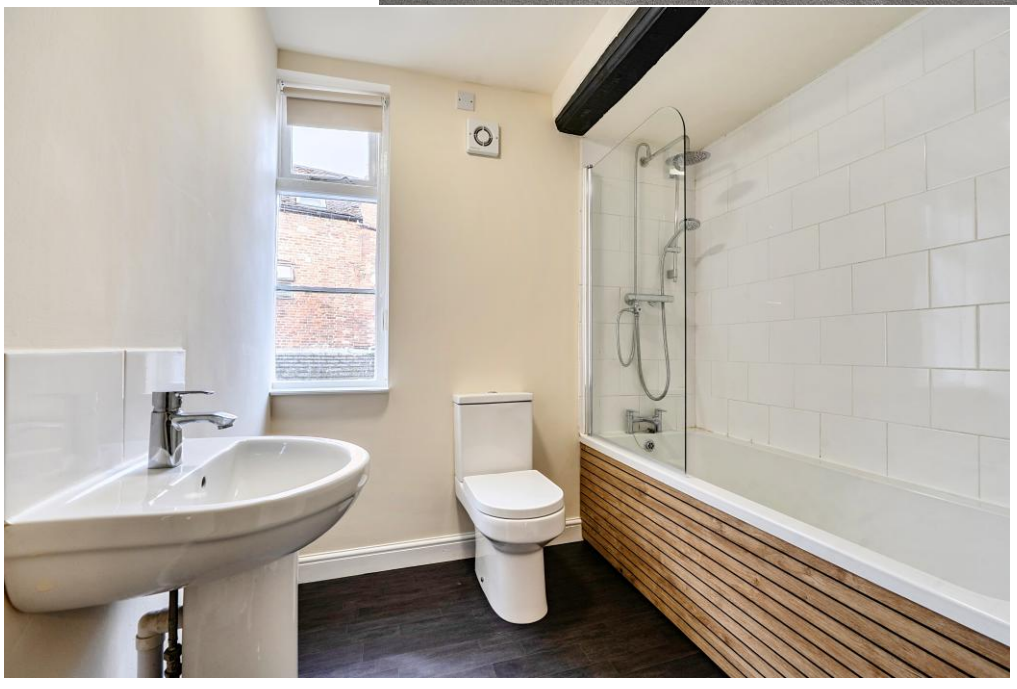
Viewing strictly by appointment with the agents



Kitchen

Reception Room





Bathroom

FLAT OVER 50 LOAD STREET, BEWDLEY, WORCESTERSHIRE, DY12 2AP

Kidderminster 3.8 Miles * Stourport on Severn 3.8 Miles * Birmingham 25 Miles * Worcester 14
All mileages are approximate

SITUATION

No 50 Load Street is an attractive Georgian Building located on the main shopping street in the river side town of Bewdley. The property is within easy reach of all of the towns' fine selection of shops, together with easy access to attractive riverside walks. A location plan is incorporated within these letting particulars.

DESCRIPTION

The property can be accessed directly off Load Street with a purple painted door opening to a shared alleyway. Please note that the alleyway is shared with the two shops at numbers 49 and 50 Load Street, together with a flat at No.49 Load Street. The alleyway leads to the rear of the premises where an external staircase can be found giving access up to teh private front door of the Maisonette.

This property has recently been refurbished to a high standard and is now particularly well presented with a wealth of period features together with a newly installed kitchen and bathroom. In addition, this property has recently been rewired and has new electric heating.

A floor plan shows the layout together with room measurements with the whole extending to approximately 1131 sq.ft.

The **Kitchen** comes with a freestanding fridge freezer, dishwasher and washing machine. There is a fitted electric oven, four ring hob and stainless steel overhead extraction hood.

The renovated **Bathroom** has a white suite of bath with shower over and glass screen, WC and basin. There is also a chrome towel radiator.

The **two Double Bedrooms** and the **Sitting Room** are all spacious rooms that have been re-carpeted and decorated, as has the rest of the house.

SERVICES The tenant will be responsible for setting up their own accounts with the relevant utility companies and the local authority for council tax. Telephone subject to British Telecom transfer regulation; connection charges may apply.

LOCAL AUTHORITY Wyre Forest District Council. Tel 01562 820505

TENANCY An Assured Periodic Tenancy

SMOKING Smoking is not allowed in the property.

OUTGOINGS The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity 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 DEPOSIT The Rent will be **£895** per calendar month, payable monthly in advance. A deposit of **£1032.69** also required and will be held by the Landlord or his 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.

PROCEDURE An application form can be obtained from the Agent's office. Tenant checks are made through Van Mildert. If you wish to apply to rent this property you will be asked to pay a Holding Deposit of £206.53 (please note that this is not a fee) 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. 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 the approval of the landlord, 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 Under 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

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Bedroom One

Hallway and Landing





Loft Room

Load Street, Bewdley, DY12

Approximate Area = 718 sq ft / 66.7 sq m
Limited Use Area (s) = 413 sq ft / 38.4 sq m
Total = 1131 sq ft / 105.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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