

TO LET ON AN ASSURED SHORTHOLD TENANCY

**FIRST FLOOR FLAT ONE BEDROOM FLAT LOCATED IN A
CONVENIENT TOWN CENTRE LOCATION**

**FLAT 1
20 HIGH STREET
STOURPORT ON SEVERN
WORCESTERSHIRE, DY13 8BJ**



One Bedroom * Sitting Room * Kitchen Area

RENT: £330 PER CALENDAR MONTH (EXCLUSIVE)

Available

(Car parking space available by separate negotiation if required)

FLAT 1, 20 HIGH STREET, STOURPORT ON SEVERN, WORCESTERSHIRE, DY13 8BJ

Kidderminster 4 * Bewdley 3.5 * Worcester 12 * Birmingham 25 ½ *
All mileages are approximate

SITUATION AND DESCRIPTION

Flat 1 is a first floor flat. The Flat is situated in a convenient High Street location in the centre of Stourport on Severn. From the High Street take the small alleyway halfway down the street on the right, this leads into a car park, from here there is a private stairway leading up to the flat.

The accommodation comprises:-

HALLWAY with door to **LIVING ROOM 13' 10 (4.22m) x 13'5 (4.10m)**

KITCHEN with electric cooker, stainless steel sink unit with cupboards under and open to the Living Room.

BEDROOM 13'3 (4.06m) x 10'10 (3.31m) with night storage heaters.

SHOWER ROOM with electric shower. Night storage heater. Separate W.C

SERVICES Mains water and electricity are connected.

LOCAL AUTHORITY Wyre Forest District Council. Tel 01562 820505 – BAND A

TENANCY An Assured Shorthold Tenancy for an initial period of six months. A longer term tenancy may be available on request.

PETS Not allowed in the flat.

SMOKING Smoking is not allowed in the property.

PARKING The tenant can rent a car parking space in York Street car park at a rate of £45 per calendar month

OUTGOINGS The Tenant will be responsible for all outgoing 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 **£330.00** per calendar month, payable monthly in advance. A deposit of **£495.00** 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 Hazleton Mountford with varying costs to be applied:

- If the property is to be rented by a single tenant then the application cost will **£45.00**.
- If the property is to be rented by a couple with one tenant covering the full rent then the cost will be **£60.00**.
- If the property is to be rented by a couple that are sharing the rent then the cost of application will be **£80.00**.
- If the property is to be rented by multiple tenants (not a couple) then you will need to ask the Agents to confirm what the total application cost will be.

On the approval of 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), witnessed and returned to the Agent's office together with cheques for **£120.00 inc VAT** (set up charge), the deposit and the first month's rent. This should be cash or in the form of a bank or building society cheque. If the payment is made by personal cheque the tenant will have to wait five working days before being allowed entry to the property to allow the cheque to clear through the agent's client account.

The Right to Rent Legislation

Due to the new 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.

Energy Performance Certificate



Flat 1, 20, High Street, STOURPORT-ON-SEVERN, DY13 8BJ

Dwelling type: Mid-floor flat
Date of assessment: 22 April 2015
Date of certificate: 22 April 2015

Reference number: 2428-1038-7274-1395-2944
Type of assessment: RdSAP, existing dwelling
Total floor area: 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,208

Over 3 years you could save

£ 1,011

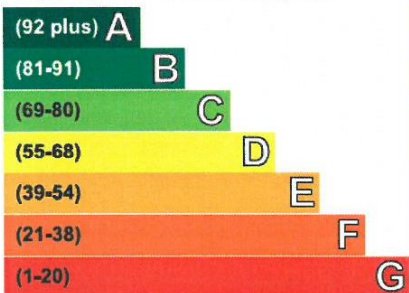
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 90 over 3 years	
Heating	£ 1,593 over 3 years	£ 645 over 3 years	
Hot Water	£ 462 over 3 years	£ 462 over 3 years	
Totals	£ 2,208	£ 1,197	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
53	74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 501	
2 Low energy lighting for all fixed outlets	£20	£ 45	
3 High heat retention storage heaters	£800 - £1,200	£ 252	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.