



National
Trust

To Let

Coach House

£875.00 per calendar month



A beautiful semi detached Coach House situated in the village of Quatt just a short distance from Dudmaston Hall.

Available: NOW

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

The Coach House is located within the village of Quatt on the Dower House Complex, less than a mile from Dudmaston Hall. The property is well situated for commuters being 16 miles from Wolverhampton, within 30 miles of Birmingham and 25 miles from Worcester. It is within 5 miles of Bridgnorth and within 25 Miles of Shrewsbury. The property benefits from being close to a local farm shop and café.

The Property

The Coach House served the main Dower House in the 17th Century and was converted by the Trust in 20th Century into smaller units. The complex of properties previously served as a local school. The Dower House complex forms a very attractive area surrounded by woodland and retaining the school tennis courts and land.

Property Description

The property comprises:

Entrance hallway with Amtico flooring give access to bedroom one, living/diner, bathroom and storage cupboard

Living room/diner

Good sized living space with beige carpet and kitchen area with Amtico flooring, a range of wall and base units. Please be advised that white good and cooker are not supplied.

Bathroom with shower cubicle, white suite, Amtico flooring and large airing cupboard

Bedroom one to the front of the property with beige carpet

Bedroom two to the rear of the property with beige carpet

Outside there is a large rear garden and parking for two cars. The property also benefits from being situated within communal grounds surrounded by woodland and with a feature tennis court.

LETTING DETAILS

<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 £875.00 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 a portion of the cost of the septic tank empty and a portion of the LPG gas replenishment 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>	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 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