



National
Trust

London South East

To let

4 High Street, West Wycombe, HP14 3AE
£1,500 per calendar month



A picturesque and attractive Grade II listed late 16th century 2-bedroom mid terrace cottage located in the picturesque village of West Wycombe. Offering two double bedrooms, a ground WC, upstairs family bathroom, entrance hall, lounge/diner and kitchen. South facing established garden. The property is unfurnished. Pets will be considered and can be discussed on application.



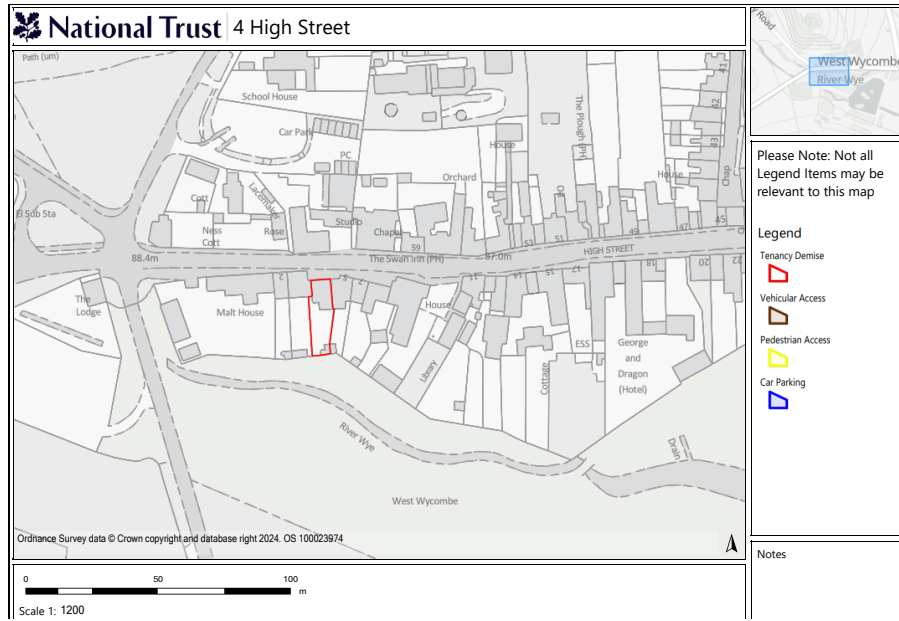


The Location

4 High Street is a historic property, located on the High Street in the National Trust village of West Wycombe. This village was gifted to the National Trust in 1934 by the Royal Society of Arts.

West Wycombe has an active community with a village hall, a selection of shops, pubs and restaurants, a nursery school and a primary school.

There is easy access to the M40 motorway, local bus services, and mainline train services into London Marylebone from nearby High Wycombe station.



Directions

From High Wycombe:

Drive west out of High Wycombe on the West Wycombe Road (A40). At the roundabout, take the first exit heading into West Wycombe Village. The property can be found on the left hand side, down the road from the George & Dragon pub.

For users of satellite navigation, please use the postcode HP14 3AE.

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

Hallway

Offering access to the Reception room/dining room and Kitchen/Diner.

Kitchen/diner

Newly installed kitchen made up of wall and floor mounted units. Space for free standing electric cooker with built in cooker hood above. Space for fridge-freezer. Space and plumbing for washing machine and dishwasher. No white goods are provided. Dual aspect windows to the rear. Door leading to outside. The room has been fully redecorated. Dining Area. Door to WC.

WC

Newly fitted WC and basin. Rear aspect window.

Reception Room

Large room with feature windows overlooking the High Street. The newly decorated room benefits from a wood burning stove. mix of tiled and Carpet floor. stairway leading to landing. access to storage cupboard.

First Floor

Bedroom 1

Good sized double bedroom that has been newly redecorated with new carpet. Windows overlooking the Garden. Feature fireplace.

Bedroom 2

Good sized double bedroom that has been newly redecorated with new carpet. Front aspect window overlooking the High Street. Inbuilt storage cupboard.

Bathroom

Newly installed bathroom with a suite comprising of bath with electric shower over, basin with vanity unit and toilet. Side aspect window. Newly decorated and new flooring.

Storage Room off Family Bathroom

Good sized room that has been newly redecorated. Window overlooking high street.

Landing

Newly redecorated with new carpet. Giving access to Bedrooms 1 and 2 and Bathroom

Outside

Outside there is a single-story brick outbuilding

space for storage of bicycles/garden furniture etc.

Outgoings and Services

Electric, mains water and sewerage, heating via Dimplex Quantum Electric Heaters.

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 payable to Buckinghamshire County Council.

Notes

Please note that there is a shared right of access across the back of the garden for the neighbouring properties

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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Periodic Tenancy.

Rent

The prospective tenant is asked to pay £1,500 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 can carry out rent reviews of the property annually 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, fences, drives, the cost of servicing appliances.

The Tenant will be responsible for internal decoration and garden.

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 Hayley Toon via the Rightmove "Request Details" button to request a pre-application form, arrange a viewing or 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)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>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.</p> <p>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.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>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.</p>
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	<p>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.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
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