

TO LET ON AN ASSURED SHORTHOLD TENANCY

**A BEAUTIFUL GRADE II LISTED GEORGIAN HOUSE IN THE HEART OF A
POPULAR VILLAGE**

THE STORKS, MAIN ROAD, OMBERSLEY, DROITWICH
WORCESTERSHIRE, WR9 0EW



3 Reception Rooms * Kitchen * 4 Bedrooms * Bathroom * Utility Room/W.C * Cellar
Detached Office with Wet Room

Large Double Garage* Parking for Several Cars
Private Gardens with Vegetable Plot

RENT £2000 PER CALENDAR MONTH EXCLUSIVE

Viewing strictly by appointment through the Agent

THE STORKS, MAIN ROAD, OMBERSLEY, DROITWICH WORCESTERSHIRE, WR9 OEW

SITUATION

Ombersley provides a substantial range of amenities to include three very popular public houses, a high-quality restaurant, delicatessen, butchers, fishmongers, wine store, dentist, doctor's surgery, junior school, splendid church, active village hall and tennis club. The very popular Sytchampton Primary School is a short distance away. The property is very well placed for access to Droitwich Spa – approximately 5 miles, Worcester – approximately 8 miles, Bromsgrove – approximately 12 miles and Birmingham – approximately 25 miles.

DESCRIPTION

The Storks is an impressive Grade II listed property with an detached office at the rear. The property has some fine period features, high ceilings beautifully proportioned rooms, sash windows and an elegant staircase. The accommodation is described in more detail as follows:

Entrance Door leading into the impressive hall with fine staircase, and doors to

RECEPTION ROOM This room enjoys a lovely view through the sash window of the Church has a fireplace houses a Clearview wood burning stove.



Returning to the hall –

DINING ROOM Also having views of the Church this fine room has a LPG stove and door leading to

KITCHEN having a range units under dark laminate worktops with stainless steel sink, tiled floor beamed ceiling and feature brick arch. Leading to



UTILITY ROOM and W.C with wash hand basin. There is plumbing and space for a washing machine and a tumble drier under the fitted work tops.

Door leads to rear hall-

Snug/Reception Room A bright sunny room with another Clearview wood burning stove, overlooking the rear courtyard.



Cellar a door off the front hall leads to a generous lower ground storage area.

BEDROOM ONE this bedroom is at the front of the house and enjoys views to the Churchyard.



BEDROOM TWO another fine room situated at the front of the house.

BEDROOM THREE at the rear of the property with a wash handbasin.

BEDROOM FOUR another good sized room having a range of fitted wardrobes.

BATHROOM having a recently fitted white suite of P-bath, with shower over, wash hand basin and W.C.

Across a cobbled Courtyard

DETACHED OFFICE a large open plan area that could be utilised in many ways, independent from the main house, modern Wet Room, underfloor heating and loft space.

OUTSIDE A good sized drive and parking area with large wooden **Double Garage**.

Attractive mature gardens, with fruit trees, raised beds for the kitchen garden and a brick storage shed.

SERVICES mains water, drainage and electricity. Central heating via the LPG fired central heating boiler.

LOCAL AUTHORITY Wychavon District Council:

TENANCY It is proposed that the property shall be let on An Assured Shorthold Tenancy for an initial period of 12 months.

PETS Pets may be considered. Interested parties are asked to advise what pets they have prior to booking a viewing.

SMOKING There is to be no smoking in the properties.

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.

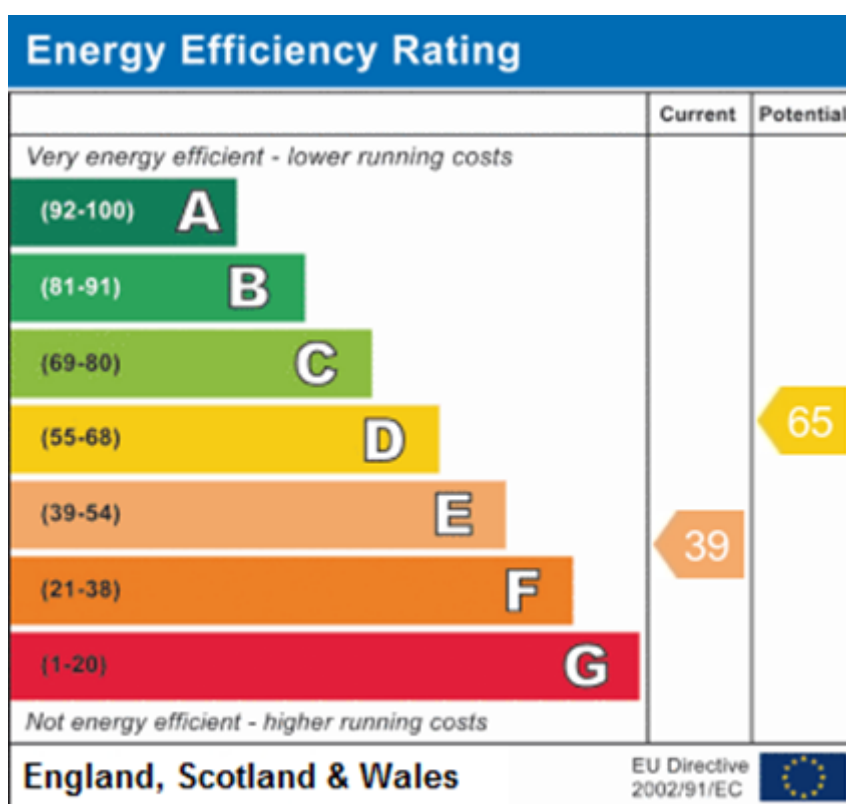
RENT AND SECURITY DEPOSIT The Rent will be £2000 per calendar month, payable monthly in advance. A security deposit equal to five weeks rent will be held by the letting agent during the term of the tenancy. At the termination of the tenancy the deposit

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. If you wish to apply to rent this property you will be asked to pay a **Holding Deposit of £150**, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant person(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 (calculated at 2.5 times the applicant's provable annual income) or 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 approval from 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).

THE RIGHT TO RENT LEGISLATION 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





Address:
The Storks