



National
Trust

To Let

22 Quatt

£920 per calendar month



A charming two bedroom end terrace property set in the heart of Quatt Village. The property is newly refurbished and has a large ornamental garden.

National Trust
Attingham Hub
Attingham Park
Shrewsbury
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www.nationaltrust.org.uk

Patron: His Majesty The King
Chair: René Olivieri CBE
Director-General: Hilary McGrady CBE
Midlands & East of England Regional Director : Paul Forecast
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

22 Quatt is ideally located in the heart of Quatt Village. It has good links to Birmingham and Worcester and is within 5 miles of the nearest market town of Bridgnorth. The property benefits from being close to a local farm shop and good local schools. There is a bus stop directly outside the property and the nearest train station is Kidderminster.

The Property

The property comprises:

Ground Floor

Entrance Lobby leading to

Sitting Room with log burner and newly fitted carpet

Kitchen/diner with newly fitted kitchen, good range of kitchen units, electric cooker point and extractor, plumbed for dishwasher and newly fitted LVT flooring

Utility plumbing for washing machine and space for tumble dryer and newly fitted LVT flooring

Pantry with bifold door

First Floor

Bedroom 1 with built in cupboard and newly fitted carpet

Bedroom 2 with newly fitted carpet

Bathroom with walk in shower, toilet and wash hand basin, newly fitted LVT flooring and airing cupboard

The property is newly painted throughout and has secondary glazing throughout. It has electric heating and a log burner in the sitting room.

External

Large garden to front, side and rear of the property with lawn and borders. Access to a small brick build shed.

Shared parking to the front of the property.

<u>Term</u>	The property is available to let under an Assured periodic Tenancy according to the Renter Rights Act
<u>Rent</u>	The prospective tenant is asked to pay £920 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 annually 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 tenant will be recharged for the emptying of the septic tank
<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, <i>we do not</i> 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