

TO LET ON AN ASSURED SHORTHOLD TENANCY

A BARN CONVERSION LOCATED DOWN A PEACEFUL NO THROUGH ROAD
OVERLOOKING ST MARY'S CHURCH
WITHIN EASY WALKING TO THE TWO CENTRE

COOPERS HOUSE
CHURCH STREET, TENBURY WELLS
WORCESTERSHIRE, WR15 8BP



Entrance Hall * Kitchen * Living Room
Three Bedrooms * Bathroom
Lower Ground Floor providing Large Storage Space/Utility Room
Gravelled Courtyard Garden * Two Private Parking Spaces

Available Mid April

RENT: £700 PER CALENDAR MONTH EXCLUSIVE

Viewing strictly by appointment through G.Herbert Banks



COOPERS HOUSE, CHURCH STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BP

Approximate Distances: -
Ludlow 10 * Kidderminster 18 * Worcester 22 Miles * Birmingham 39 Miles

SITUATION

Coopers House is situated in a very peaceful and attractive area within the popular market town of Tenbury Wells. Church Street is a quiet no through road with a mixture of pretty period properties. Millers House is within easy walking distance to the town centre which provides a good range of shopping and leisure amenities. A location plan is incorporated within these letting particulars.

DESCRIPTION

Coopers House has been converted from an attractive brick and tiled building originally constructed as warehouse for local produce together with an adjoining hop kiln. The buildings have been unused for some years now until a well-known local builder carried out the conversion works in 2014.

The property benefits from double glazed windows throughout and has mains Gas central heating. The building works have been done sympathetically to retain some of the original features, to include exposed original beams, a newly fitted Kitchen, good quality oak doors and a well fitted Bathroom are all in place.

The accommodation is described in more detail as follows:

To the front of the property there are two private gravelled parking spaces with a timber gate leading into the walled gravelled courtyard garden and paved steps leading up to the front door.

The part glazed front door gives access to the **Entrance Hall 9'1" x 5'1" (2.79m x 1.56m)** with door to central hallway with stairs up to the first floor and under-stairs storage cupboard.

From the central hallway a pair of double doors lead through to the **Living Room 22'6" x 8'4" (6.88m x 2.86m)** Having beamed ceiling and two windows to the rear elevation.

Kitchen 9' x 7'9" (2.75m x 2.38m) Fully fitted with a cream range of kitchen units, dark laminate worktop incorporating a stainless steel sink with mixer tap. Integrated units include an electric oven, four ring electric hob with stainless steel and glass canopy extraction hood, large integrated fridge, separate freezer and dishwasher. Recessed ceiling lights, beamed ceiling, window to the front elevation, tiled floor and cupboard housing the wall mounted gas fired central heating boiler.

Returning to the central hallway stairs lead up to the first floor galleried landing with Velux window and doors to

Bedroom One 12'7" x 8'4" (3.86m x 2.55m) Having a beamed ceiling.

Bedroom Two 9'8" x 8'4" (2.95m x 2.56m) Having beamed ceiling.

Bedroom Three 9'0" x 7'9" (2.75m x 2.37m)

Bathroom With bath having shower over and glass shower screen, W.C, wash basin, chrome towel radiator, part tiled walls and fully tiled floor.

From the outside of the property (Church Street) a pair of double doors give access into the

Utility/Store Room 23'3" x 17'10" (7.10m x 5.44m) Having window to the front courtyard garden, power points, lighting and waste drainage. Ability to be able to connect to the waste drainage for washing machine.

Coopers House is to be carpeted throughout apart from the Kitchen and Bathroom where there are tiled floors.

SERVICES Mains water, gas and electricity are connected to the property. Drainage to a private system. Gas fired central heating via Eco Elite Boilers. Telephone subject to British Telecom transfer regulations.

LOCAL AUTHORITY Malvern Hills District Council. Tel 01684 862 151.

TENANCY It is proposed that the property shall be let on An Assured Shorthold Tenancy for an initial period of 6 months. If interested parties are after a different term tenancy then this might be possible but please do discuss with the Agents prior to booking a viewing.

PETS Pets may be considered but please discuss what pets you have with the Agent prior to arranging a viewing.

SMOKING There is to be no smoking in the house.

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

PROCEDURE An application form can be obtained from the Agent's office. Tenant checks are made through HomeLet 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

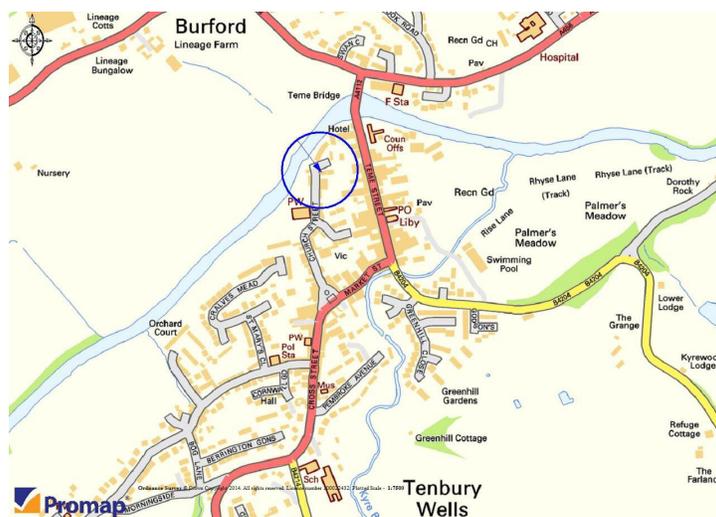
incurred for failure to do this will be the responsibility of the Tenant.

RENT AND DEPOSIT The Rent will be £700.00 per calendar month, payable monthly in advance. A deposit of £1050.00 also required and will be held by the Agent for the duration of the Tenancy.

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



Coopers House, Church Street, TENBURY WELLS, WR15 8BP

Dwelling type: Mid-terrace house **Reference number:** 0517-2897-7821-9204-4271
Date of assessment: 03 February 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 February 2014 **Total floor area:** 107 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

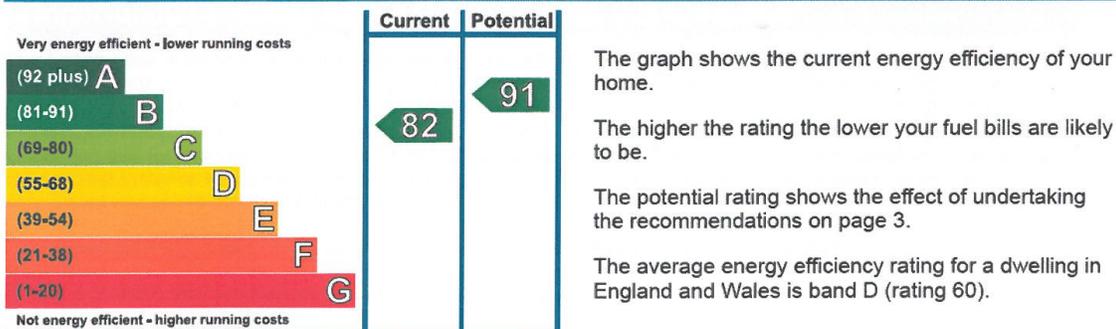
Estimated energy costs of dwelling for 3 years:	£ 1,512
Over 3 years you could save	£ 90

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,014 over 3 years	£ 1,014 over 3 years	
Hot Water	£ 309 over 3 years	£ 219 over 3 years	
Totals	£ 1,512	£ 1,422	

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



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 Solar water heating	£4,000 - £6,000	£ 90	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723	

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.