

TO LET ON AN ASSURED SHORTHOLD TENANCY

A REFURBISHED AND SIGNIFICANTLY EXTENDED COTTAGE
IN THE POPULAR VILLAGE OF GRIMLEY

**NEW COTTAGE
GRIMLEY, NR. WORCESTER WR2 6LU**



Large Family Kitchen * Two Reception Rooms * Large Utility & WC
Master Bedroom with En Suite Shower Room
Three Further Bedrooms * Family Bathroom
Front Garden with Parking * Large Rear Garden with Excellent Views

RENT: £1,350 PER CALENDAR MONTH EXCLUSIVE

Viewing Arrangements: Strictly By Appointment through the Sole Agents
G Herbert Banks Telephone 01299 896 968



NEW COTTAGE, GRIMLEY, NR. WORCESTER WR2 6LU

Approximate Distances (miles)

Worcester 4 * Droitwich 8 * Kidderminster 13 * Bromsgrove 14 * Birmingham 30

SITUATION

The Property is located within the centre of the popular village of Grimley, which is located within very easy reach of the City of Worcester. The property has wonderful views over open countryside to the rear with attractive pastures leading down to the River Severn. The village provides good amenities to include a Primary School and Public House. The nearby village of Hallow provides a Village Shop, Post Office together with further Public Houses. For more extensive leisure and educational amenities the centre of the City of Worcester is just 4 miles to the south. A location plan is incorporated within these lettings particulars.

DESCRIPTION

An attractive brick and tile cottage which has recently undergone a very significant extension together with the existing property having been fully refurbished. The work has been carried out to a high standard and the property now has a very large family kitchen, sitting room, study/snug, large utility room with WC, master bedroom with en suite shower room, three further bedrooms and a family bathroom. Outside there is a front garden with off road parking and a large rear lawned garden with beautiful views across open farmland towards the River Severn. The property has a brand new LPG fired central heating system and all rooms benefit from new uPVC double glazed windows.

The accommodation is described in more detail as follows:

Part glazed front entrance door to the ENTRANCE HALL with door to CENTRAL HALLWAY and part glazed door leading into the

FAMILY KITCHEN 20'4" x 17'4" (6.21m x 5.30m) This large open kitchen is lovely and light with a dual aspect to include a pair of glazed doors leading out to the large rear gardens. Newly fitted cream painted kitchen units with metal handles and laminate worktops incorporating a stainless steel sink with mixer taps. Rangemaster cooker with canopy extractor hood. Space for dishwasher and fridge under worktops. Door to

UTILITY ROOM 17'6" x 6'10" (5.35m x 2.10) with wall mounted Worcester LPG central heating boiler and having fitted kitchen units and worktops incorporating stainless steel sink with mixer tap. Space under the worktops for washing machine and tumble dryer. WC and basin.

Doors from the KITCHEN and CENTRAL HALLWAY lead into the

SITTING ROOM 16'11" x 11'5" (5.18m x 3.48m) having contemporary inset Dimplex log burning effect electric fire.

Door from the CENTRAL HALL to

STUDY/SNUG 10'7" x 10'5" (3.23m x 3.19m) having feature cast iron hob fireplace.

CENTRAL HALLWAY having under stairs storage and stairs leading up to the FIRST FLOOR LANDING

BEDROOM ONE 13'2" x 12'8" (4.03m x 4.88m) with a window overlooking the rear garden and the fabulous far reaching views. Door to

EN SUITE SHOWER ROOM with large shower cubicle, WC, wash hand basin and wall mounted mirror/light unit.

BEDROOM TWO 13'7" x 10'5" (4.16m x 3.19m) having feature cast iron hob fireplace and built in wardrobe.

BEDROOM THREE 11'5" x 9'2" (3.49m x 2.82m) having feature cast iron hob fireplace.

BEDROOM FOUR 12'2" x 7.1" (3.73m x 2.18m) with window overlooking the rear garden and fabulous far reaching views beyond.

FAMILY BATHROOM with white bath having shower over, WC and wash hand basin.

OUTSIDE To the front of the property is a tarmac drive leading up to a parking and turning area. A small front lawn is flanked by recently planted beds. Buried within the front garden is the LPG storage tank. To the rear of the property there is a good sized paved patio against the rear elevation and planted beds and a large level lawn backing onto attractive agricultural land. The wonderful garden, together with the beautiful views are a particular feature of this property.

SERVICES The property benefits from mains water and electricity and drainage. Central heating from the LPG fired system. Telephone is subject to BT 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 6-12 months. If interested parties require a longer term tenancy then this may well be possible. To be discussed with the Agent.

PETS The Landlord may consider pets and interested parties are asked to advise the Agents prior to organising a viewing what pets they have.

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

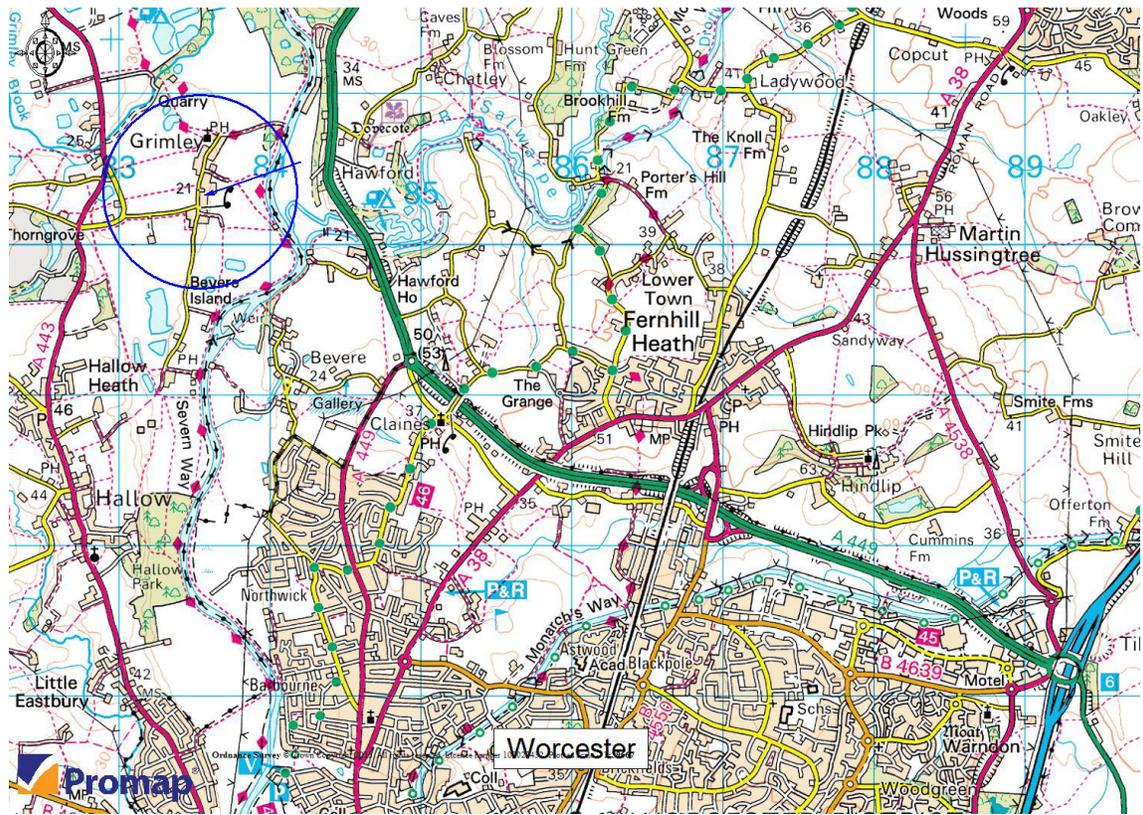
RENT AND DEPOSIT The Rent will be £1,350 per calendar month, payable monthly in advance. A deposit of £2025 is also required and will be held by the Landlord or his Agent for the duration of the Tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.

PROCEDURE An application form can be obtained from the agent's office. Tenant checks are made through Hazleton Mountford 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 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.





Energy Performance Certificate



New Cottage, Grimley, WORCESTER, WR2 6LU

Dwelling type: Semi-detached house **Reference number:** 8405-7679-4729-7026-5423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 April 2012 **Total floor area:** 93 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

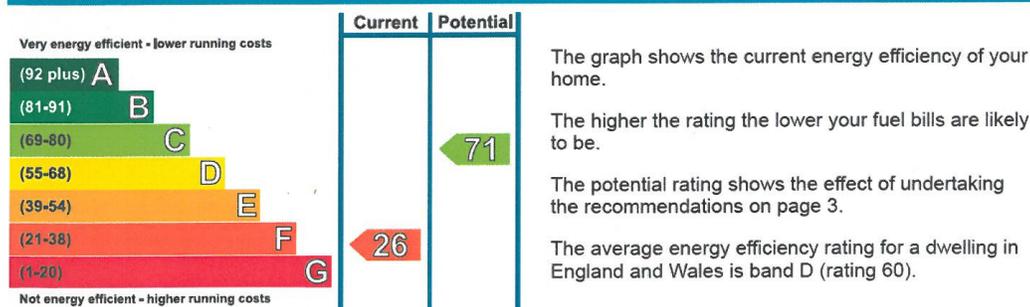
Estimated energy costs of dwelling for 3 years:	£ 5,805
Over 3 years you could save	£ 2,718

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 147 over 3 years	
Heating	£ 4,539 over 3 years	£ 2,556 over 3 years	
Hot Water	£ 969 over 3 years	£ 384 over 3 years	
Totals	£ 5,805	£ 3,087	

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 Increase loft insulation to 270 mm	£100 - £350	£ 135	✓
2 Cavity wall insulation	£500 - £1,500	£ 537	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 297	✓

See page 3 for a full list of recommendations for this property.

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.