



8 The Wain House

Mill End Court, Castle Frome, HR8 1FA

£1,100 Per Calendar Month



8 The Wain House, Mill End Court, Castle Frome, Herefordshire, HR8 1FA

Forming part of a recently developed character complex with splendid rural views, this split level detached bungalow is a converted barn with side and rear gardens. The accommodation comprises entrance hall, living room, kitchen, bathroom along with two bedrooms, The property further benefits from double glazing, parking and a double open garage which has a useful office space over. Heating is via a shared biomass system. Available to let on an unfurnished basis from mid June.

Entrance Hall

Via half double glazed wooden door into hallway. Fitted cupboards housing bio-mass meters and double cloaks cupboard.

Living/dining Room

20'4" x 16'11" (6.22m x 5.17m)

Having extensive double glazing windows and patio doors to rear garden, two roof windows, two radiators and exposed beams. Steps down to hallway and opening to:

Kitchen

10'11" x 8'7" (3.34m x 2.64m)

Fitted with a range of wall and base units with roll top work surface over and tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Integrated electric oven and hob with extractor over. Space and plumbing for automatic washing machine, space for fridge and freezer. Double glazed window to front aspect and radiator.

Inner Hall

Two double glazed windows to rear aspect and patio door to garden. Radiator, exposed beams and doors to bedrooms and bathroom.

Master Bedroom

11'8" x 10'5" (3.57m x 3.20m)

Double glazed window to front aspect and radiator.

Bedroom Two

10'2" x 8'11" (3.12m x 2.73m)

Double glazed window to front and side aspect and radiator.

Bathroom

Fitted with a white suite comprising; panelled bath, with hand shower attachment, wall mounted electric shower and curtain pole. Pedestal wash hand basin and low level WC, Ladder style heated towel rail, part tiled walls, extractor fan and double glazed obscure window to side aspect.

Outside

The property is set amongst a complex of recently developed barn conversions with extensive countryside views.

To the front and rear, the gardens are mainly laid to lawn with patio areas.

The property benefits from parking and an open fronted double garage. Above the garage and access via external steps is a useful office space.

Council Tax

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Services - Agents Note

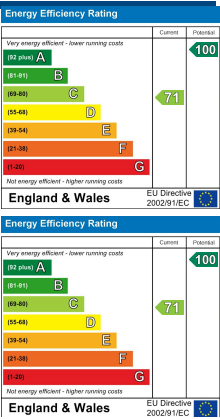
The landlord advises us that the Biomass charges are £102.00 per quarter plus VAT at 5%. Septic tank emptying charges are £101.76 per annum.

Disclaimer

Photographs of this property may have been taken prior to the current tenants occupation. The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Directions

From our Malvern office proceed on the A4103 towards Hereford taking the right turn at the base of Fromes Hill as signposted Ledbury and Bosbury. Proceed ahead until reaching the cross roads. Turn right as signposted Ashperton and proceed ahead for exactly 0.5 miles and turn right into Millend Farm driveway . Proceed to the bottom of the driveway and the property will be located on the left hand side as indicated by the Agent's TO LET board.



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