



The Pocket Store 4 Millend Court

Castle Frome, HR8 1FA

£895 Per Calendar Month



The Pocket Store 4 Millend Court, Castle Frome, Herefordshire, HR8 1FA

Forming part of a recently converted complex, The Pocket Store is an end of terrace Barn Conversion with side and rear gardens. The accommodation comprises entrance hall, cloakroom, living room and dining kitchen along with three bedrooms, with en suite to master and further bathroom. The property further benefits from double glazing, outside storage and parking. Heating is via a shared biomass system. Available to let on an unfurnished basis from Mid September. Sorry no pets or smokers please.

Entrance Hall

Part glazed entrance door into entrance hall with stairs to first floor landing.

Cloakroom

Low flush WC, pedestal wash hand basin and double glazed window to front.

Living Room

12'10" x 14'3" (3.90 x 4.35)

French doors to side garden, radiator, deep understand storage cupboard, exposed ceiling timbers, door to kitchen.

Kitchen

11'2" x 13'10" (3.40 x 4.21)

Fitted with a range of wood fronted base and eye level units with working surfaces and tiled splash backs, stainless steel sink unit, integrated electric oven, for ring electric hob and extractor hood over. Plumbing for washing machine and dishwasher, space for fridge, double glazed windows to rear and side and French doors to side patio.

Landing

From the entrance hall the staircase rises to the first floor landing with exposed timbers, spotlighting and doors to all rooms.

Bedroom One

10'10" x 8'5" (3.30 x 2.57)

Double glazed window to rear, radiator and two built-in wardrobes.

En suite Shower Room

Fitted with a tiled shower cubicle with mains shower, low flush WC a, pedestal wash hand basin with illuminated mirror above, radiator.

Bedroom Two

9'6" x 7'10" (2.90 x 2.38)

Double glazed window to side, radiator, exposed ceiling timbers, spotlights.

Bedroom Three

11'2" x 6'4" (3.40 x 1.93)

Double glazed window to front, radiator, exposed beams and built-in storage cupboard.

Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash and basin with illuminated mirror over, low-level WC, heated towel rail and obscure double glazed window to side.

Outside

The property will have a lawned garden to the side and rear enclosed my post and rail fencing.

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.

Council Tax

We understand that this property is council tax band D.

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.

Agents Note

There is a charge of £153.00 plus VAT (at 5%) per quarter to cover hot water and heating costs for

the communal Biomass boiler.

A charge of quarterly at £37.50 which covers sewerage charges.

Disclaimer

Photographs of this property were taken prior to the current tenant's 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.

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.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

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

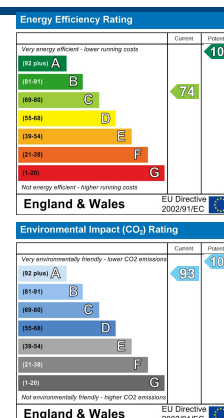
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned 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.

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Directions



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