



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

DEER LEAP

BATCHCOTT, RICHARD'S CASTLE, LUDLOW,
SHROPSHIRE, SY8 4EB

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £900 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



**A BRAND NEW HIGH QUALITY BARN CONVERSION ON THE EDGE OF MORTIMER FOREST
WITH OUTSTANDING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- OPEN PLAN KITCHEN/LIVING ROOM • GROUND FLOOR SHOWER ROOM • DOUBLE BEDROOM • BATHROOM
- PATIO SEATING AREA • GARDEN • DRIVEWAY PARKING • EPC ORDERED

NICK CHAMPION LTD

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www.nickchampion.co.uk



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ACCOMMODATION

A glazed door opens into the entrance hall with a stone tiled floor and small understairs cupboard. The open plan kitchen/living room has a stone tiled floor, a range of white fitted units with quartz worktops incorporating a sink, integral Bosch appliances including a slimline dishwasher, electric oven, microwave oven and induction hob with an extractor hood over, a Candy fridge/freezer, and a glazed door from the living area opens onto the patio. The ground floor shower room has a tiled floor, a Triton dual head thermostatic shower in a large cubicle, a vanity basin unit, wc, heated towel rail and plumbing for a washing machine.

Oak stairs rise up to the first floor landing with an engineered oak floor and a store cupboard. The spacious double bedroom has an engineered oak floor, a large glazed window for enjoying the magnificent view, and eaves storage including wardrobes and cupboards with shelving. The bathroom has an engineered oak floor, a bath, vanity basin unit, wc and heated towel rail.

OUTSIDE

A gate opens onto a stoned driveway leading to the stoned and gravel parking area with space for two cars, with further visitor parking available. The property has a patio al fresco entertaining area, a gravel area for pots with a path leading from the parking area to a patio seating area by the side door, and there is a large lawn with a selection of fruit trees.

N.B. The Landlord requires unrestricted access across the driveway at all times to the field beyond.

SERVICES

Mains water and electricity.

Private drainage.

Oil fired central heating – Worcester external combi boiler, underfloor heating on the ground floor.

Double glazing throughout.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

Council Tax Band TBC

ENERGY PERFORMANCE CERTIFICATE

EPC ORDERED

TENANCY

For a minimum period of twelve months on an Assured Shorthold Tenancy.

TENANT FEES

See attached Tenant Fees Schedule for information.

SECURITY DEPOSIT

A refundable security deposit of £1,035 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme (Custodial) provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS
- NO CHILDREN
- PETS AT THE LANDLORD'S DISCRETION

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties for sale and to let at: -

www.nickchampion.co.uk



what3words: ///aims.dupe.mastering

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Particulars prepared: April 2024

Particulars updated: 8th April 2023 and 22nd April 2024

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
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.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six 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.

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS: