



### **9 Calder Road, Stourport-On-Severn, DY13 8QD**

We are delighted to offer To Let this semi-detached house which is situated upon the incredibly popular and highly sought after Burlish Park estate which is ideally situated for the local Burlish Park Primary and Stourport High School. The property is well presented and briefly comprises a living room and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, and gas central heating system. Viewing is recommended to secure the property which is available now @ £995 PCM.

EPC Band TBC.  
Council Tax Band B.  
\* Tenant Fees apply.

**£995 PCM**

### **Tenant Fees**

Tenant Fees Schedule for (AST's) Signed on or after 1st 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)) withdraws 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 and 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 devices.

Variation of Contract (Tenants Request). £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords 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 a 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 more than the maximum amount of rent outstanding on the tenancy.

### **Living Room**



### **Kitchen Diner**



### **Kitchen Area**

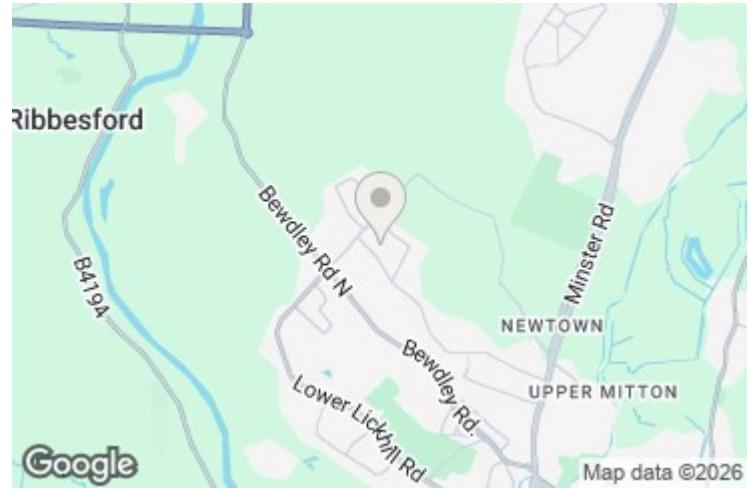


**Dining Area**



**MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT**

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.



**Rear Garden**



**Outside**



**Disclaimer**

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) A  |                            |   |
| (81-91) B  |                            |   |
| (69-80) C  |                            |   |
| (55-68) D  |                            |   |
| (39-54) E  |                            |   |
| (21-38) F  |                            |   |
| (1-20) G   |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |