



### **12 Yarranton Close, Stourport-On-Severn, Worcestershire, DY13 0ED**

We offer delighted to offer For Rent this top floor flat which situated in a block of similar properties. The property comprises of a lounge, kitchen, two bedrooms and bathroom. The property benefits further from a gas central heating system and double glazing. Available January 2026 @ £625pcm.

Epc Band C.  
Council Tax Band A.

**£625 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.

## Council Tax

Wyre Forest District Council Band A.



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>	71	74
	EU Directive 2002/91/EC	