



1 Shire Gardens, Upton-Upon-Severn, WR8 0SX

£2,200 Per Month

****AVAILABLE FOR SHORT TERM 6 MONTH LET ONLY****

A stunning four bedroom unfurnished detached modern home offering 2453 square feet of luxury living with a private south facing rear garden which backs onto mature woodland, located in a private cul-de-sac of three homes on the edge of Upton upon Severn. The accommodation comprises; entrance hall, bay windowed dual aspect sitting room with wood burner, study, 36' open plan kitchen diner and family room with bifold doors to the garden, utility, cloakroom, main bedroom with en-suite and dressing room, guest bedroom with en-suite, two further double bedrooms, large main bathroom. Specification includes; triple glazing, air source heat pump with app controlled underfloor heating downstairs and radiators upstairs, ethernet cabling to main rooms, double garage with remote operated roller shutter doors, gated driveway, and good sized private southerly rear gardens backing onto mature woodland. . EPC rating B. Council tax band G. Available from September 2024.

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1, Shire Gardens, Upton-Upon-Severn, Worcestershire, WR8 OSX

INFORMATION

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£507) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. *Conditions apply

DEPOSIT: A deposit of £2538 will be required as security against damage or arrears of rent.

RENT: £2200 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, No pets

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

DIRECTIONS

From the Allan Morris office in Upton upon Severn turn right and take the A4104 towards Welland. After passing the sports ground and then the Doctors surgery on the right hand side follow the road uphill and after a short distance take the next turning on the left (B4211) towards Longdon and Gloucester. Shire Gardens is then almost immediately on the right hand side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

