



Victoria Cottage Beacon Road, Malvern, WR14 4EH

Per Month £1,400 Per Month

A link detached, Malvern stone cottage in a unique position at the foot of a path to the Worcestershire Beacon and opposite Grundys Meadow. There are hill walks and bike rides on your doorstep plus two pubs and a cafe within a short distance.

Briefly comprising:- porch, living room (open fire not to be used) large dining room open to kitchen with electric cooker, washing machine, tumble dryer, dishwasher & fridge/freezer, refitted ground floor shower room, three bedrooms including two doubles and a single plus a refitted family bathroom. The property has an easily maintained garden to the front and gas central heating and double glazing. EPC rating D. Council tax band-TBC (awaiting banding as was a holiday let previously). Deposit £1615. Holding deposit £323. Available immediately



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DIRECTIONS

From the office proceed along the Wells Road and take the right hand turn signposted Colwall. proceed up the hill past the Wyche Inn and through the Wyche Cutting. Turn immediately right onto Beacon Road and the cottage is on the right hand side.

INFORMATION

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£ 323) 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 £1615 will be required as security against damage or arrears of rent.

RENT: £1400 Per calendar month.

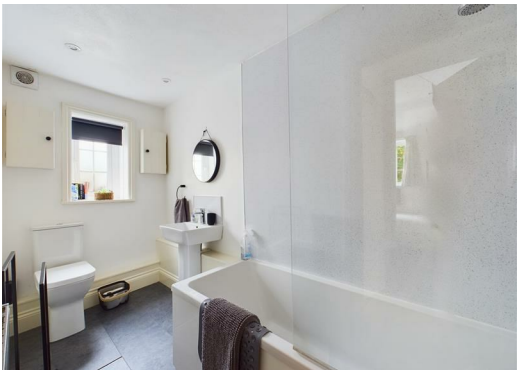
FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, Will allow pets

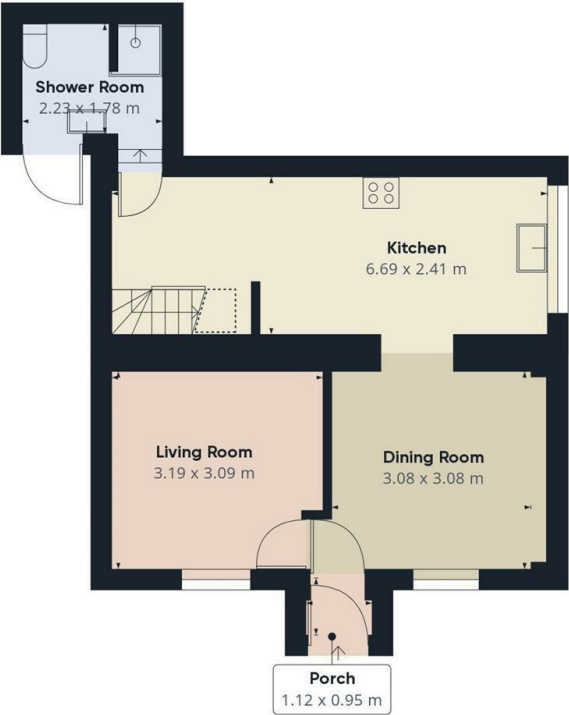
TERM: Six months minimum. A longer term may be available by negotiation.

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.







Approximate total area⁽¹⁾
75.62 m²

Reduced headroom
0.83 m²

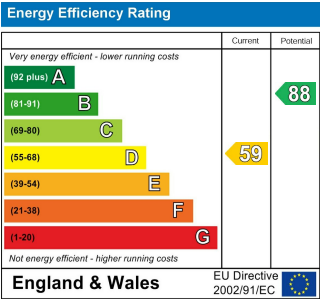
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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EPC Material Information Report



- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

