



Little Lodge 16 Woodlands Close, Malvern, WR14 4JD **£1,350 Per Month**

A beautifully presented fully furnished detached house in a quiet cul de sac in Malvern Wells. The accommodation comprises; Kitchen with gas hob & electric oven, fridge/freezer, dishwasher & microwave, utility room with washing machine & tumble dryer, lounge/dining room with electric fire & patio doors to rear garden, study, three bedrooms all with built in wardrobes, family bathroom with shower over bath. Further benefits include, gas fired central heating, rear garden, garage & off road parking.

EPC rating D, Council tax band E, deposit £1557, holding deposit £311. Available from late October 2025



Little Lodge, 16 Woodlands Close, Malvern, Worcestershire, WR14 4JD

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£311) 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 £1557 will be required as security against damage or arrears of rent.

RENT: £1350 Per calendar month.

FURNISHINGS: The property is offered to let FULLY FURNISHED

RESTRICTIONS: Non-smokers only, No pets

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

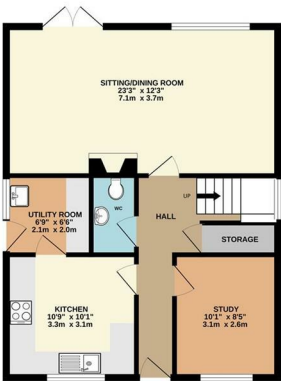
APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants. The property will remain on the market until satisfactory referencing has been received from our referencing company.

Directions

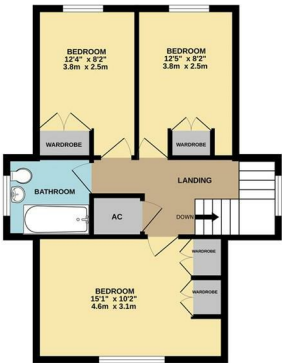
From the office proceed along the Wells Road and follow the road out of Malvern in the direction of Ledbury for approx one and half miles and turn left just after the Wells Primary School into Upper Welland Road. Take the second turn on the left into Assarts Lane and first left into Assarts Road. Follow this road down and Woodlands Close will be found on the right hand side. Number 16 on the right hand corner as you enter the cul de sac.



GROUND FLOOR
635 sq ft. (59.0 sq.m.) approx.

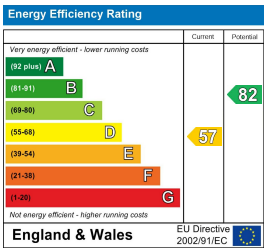


1ST FLOOR
500 sq ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq ft. (105.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, its agents and any other persons involved in the sale do not warrant or guarantee as to their accuracy or efficiency can be given.
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EPC



Material Information Report

