



**The Heriots Dairy , Guarlford, WR13 6PA**

**£795 Per Month**

A very well presented unfurnished character annexe set in a delightful position. The annexe comprises of a lounge, kitchen, two bedrooms and shower room. Further benefits include a private garden, a carport and off road parking. EPC rating E. Council tax band A (Malvern Hills District Council) Deposit £917. Holding Deposit £183. Available immediately. Water included in the rent



# The Heriots Dairy, Clevelode Lane, Guarlford, WR13 6PA

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£183) 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 £917 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £795 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only. Pets no considered due to livestock in neighbouring farm property

**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.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

## Directions

From our office in Great Malvern, proceed down Church Street and head towards Barnards Green, pass through the shops and continue down the Guarlford Road. At Guarlford, take the first left after the church, to Clevelode, go through the first 30 mph zone and then as you approach the next 30mph zone the property will be immediately on the left.

## What3words

///drain.loudly.though



## EPC

## Material Information Report

