



Halls¹⁸⁴⁵

TO LET

£800 PCM

1 Mount Pleasant, Bewdley, Worcestershire, DY12 1XE

Welcome to this charming end terrace house located in the picturesque village of Upper Arley, Bewdley. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room. Situated in the tranquil River Severn area, this house offers a peaceful retreat from the hustle and bustle of city life.

EPC rating D, Council Tax band C



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- Three bedroom end terrace
- Balcony and views over the River Severn
- Double glazing and oil fired central heating.
- Off road parking, front and rear gardens
- Village location



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Entrance Hall

Double glazed uPVC door and window to the front, ceiling light point, smoke alarm, radiator, understairs storage, stairs to the first floor and doors to the downstairs accommodation.

Kitchen 6'3" x 11'1" maximum (1.92 x 3.40 maximum)

Having radiator, ceiling light point, oil boiler, two storage cupboards and uPVC double glazed windows to the front and side. The kitchen also has a range of wall and base units, roll-top work surfaces featuring a stainless steel sink and drainer unit with mixer tap, cooker and extractor fan.

Reception Room 13'3" minimum x 15'8" maximum (4.04 minimum x 4.79 maximum)

Having uPVC double glazed windows and door to the rear garden, two radiators, log burner, ceiling spotlights and ceiling light point, CO monitor and new carpet.

Landing

Having smoke alarm, loft access, ceiling light point, carpet and cupboard with radiator.

Bedroom Three 5'6" x 8'9" (1.69 x 2.69)

Having carpet, radiator, ceiling light bulb and double glazed window and door to the rear balcony.

Bedroom One 14'10" x 8'11" (4.53 x 2.73)

Having carpet, ceiling light point, radiator, double glazed window to the side and double glazed window and door to the rear balcony.

Bedroom Two 8'11" x 12'0" maximum (2.72 x 3.67 maximum)

Having carpet, radiator, ceiling light point and double glazed window to the front.

Bathroom 5'5" x 6'0" (1.67 x 1.84)

Tiling to floor and walls, radiator, bath with shower, hand wash basin, low level W/C, extractor fan and opaque double glazed window to front.

Garden and Outdoors

The front garden is mainly lawned, with a pathway and slabbed area, edged by flower borders. There is one parking space to the side. The rear garden has a side gate leading to a paved patio area and steps down to the lower level of the garden.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



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