



# MEREVALE FARMHOUSE

HANLEY CASTLE | WORCESTER | WR8 0AA

To Let £2,500 pcm

**BROWN & CO**

## DESCRIPTION

Merevale Farmhouse is a substantial Grade II listed 7 bedroom property located on Merevale Farm. The property comprises a farmhouse kitchen, utility room, drawing room, dining room, snug, a ground floor cloakroom with a downstairs WC, a boot room, seven bedrooms and two bathrooms. The property benefits from a large garden and an ornamental pond along with two garages and off road parking.

## LOCATION

Merevale Farmhouse is located on the outskirts of the village of Hanley Castle, approximately 1.21 miles north west of Upton-upon-Severn and 4.52 miles south east of Malvern, in the county of Worcestershire.

Hanley Castle benefits from a popular secondary school and public house. There are a range of services and amenities available close by in Malvern and Upton-upon-Severn.

Commuting links by road and rail are excellent with easy access to the M5 and M50 and there are regular trains in Malvern providing easy access to Worcester, Cheltenham and Birmingham.

## ACCESS

The property is approached via a large gravel driveway.

## WHAT 3 WORDS LOCATION SEQUENCE

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## VIEWING

Viewing will be strictly by appointment only with Brown & Co, Banbury Office.

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## IMPORTANT NOTICES

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## SERVICES

Mains water and electric are connected to the property. Waste is to a septic tank and heating is provided by an oil boiler.

## EPC

The property has an EPC rating of E41 and is compliant with the Minimum Energy Efficiency Standards regulations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		

## LOCAL AUTHORITY

Malvern Hills District Council

## DEPOSIT

The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation.

## PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct, and their accuracy is not guaranteed.

## TENANCY INFO

As well as paying the rent, you may also be required to make the following permitted payments:

- Before the tenancy starts payable to Brown & Co:
  - Holding Deposit: One week's rent.
  - Deposit: 5 weeks rent.
- During the tenancy payable to Brown & Co:
  - Payments of up to £50 inc VAT to change the tenancy agreement.
  - Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's Base Rate for each day that the payment is outstanding (for a late rent payment).
  - Payment for the costs to replace lost keys/security devices or locks. If extra costs are incurred there could be a charge of £15 per hour (inc VAT) for time taken to organize replacements.
  - Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
- As well as paying the rent you may also be required to make the following permitted payments to the landlord if applicable:
  - Utilities - oil, electricity, water or other.
  - Communication - telephone and broadband.
  - Installation and subscription of cable/satellite.
  - Television licence.
  - Council Tax.

## TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

