

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Buttercup Walk, Malvern, Worcestershire, WR14

£1,100 pcm

A Well Presented Two Bedroom End Terrace House In A Convenient Location. Council Tax Band B . Energy Rating C.

Deposit: £1,269.23

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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Offices also at Ledbury, Upton, Colwall, Colwall Office & London





Furnishing: Unfurnished

Discover this well presented two-bedroom end-terrace house, ideally situated in the highly sought-after Malvern Vale development, offered to let unfurnished. This welcoming home boasts a bright living room that overlooks the garden, a modern fitted kitchen, and the convenience of a downstairs cloakroom, making it perfect for comfortable living. Upon entering, a recently installed composite front door leads into the **Entrance Hall**. From here, you'll find doors to the cloakroom and living room, with an open aspect into the modern **Kitchen** (2.36m x 3.61m). The kitchen is well-equipped with a range of wall and base units, complementary work surfaces, an integrated stainless steel gas hob with extractor hood, a built-in oven, and a wall-mounted gas fired boiler. A double glazed window to the front ensures plenty of natural light. The spacious **Living Room** (4.01m x 3.61m) offers a bright and inviting space, with stairs leading to the first floor and a double glazed door providing easy access to the rear garden, perfect for indoor-outdoor living. A convenient **Cloakroom** on the ground floor features a low-level WC and a pedestal wash hand basin. Ascending to the **First Floor Landing**, you will find an airing cupboard and access to the loft. The generous **Bedroom 1** (3.05m x 3.63m) benefits from two double glazed windows overlooking the rear garden, offering a peaceful retreat. **Bedroom 2** (2.36m x 2.11m) is a comfortable second bedroom with a double glazed window. The family **Bathroom** is appointed with a white suite, including a low-level WC, pedestal wash hand basin, and a panelled bath with a thermostatically controlled dual-head shower over, complemented by stylish tiled splash backs and a chrome heated towel rail. Outside, the **Enclosed Rear Garden** features a paved patio area leading to a lawn with raised planted beds, enclosed by timber fencing. It also benefits from gated rear pedestrian access to a shared pathway, an outside light, and a useful wooden garden shed. The property comes with two allocated parking spaces at the front.





Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809 option 2.

Council Tax

COUNCIL TAX BAND "B". This information may have been obtained from the internet only, and applicants are advised to consider obtaining written confirmation.

Energy Rating

Energy Rating C (77).

Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £253.84

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £1269.23

This covers damages or defaults on the part of the tenant during the tenancy.

Right to Rent

Under the Immigration Act 2014, landlords and Agents are required to carry out immigration checks on all adult occupiers.

Acceptable documents that a tenant can use to demonstrate their identity and Right to Rent are dependent on their nationality.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.