

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Old Hills, Callow End, Worcestershire, WR2 4TQ

£3,250 pcm

The Madresfield Estates are proud to offer a premier property which is a stunning character 4 bedroom property located with in a private setting in the sought after location of the Old Hills and enjoys far reaching views towards the Malvern Hills.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2



Regulated by

01684 892809

Malvern Office  
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13 Worcester Road, Malvern, Worcestershire, WR14 4QY  
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



**Furnishing:** Unfurnished

The property offered for let unfurnished and comprises Entrance Hall, living room with woodburning stove patio door leading to patio area, Sitting room with woodburning stove and dual aspect windows, large Kitchen/Breakfast Room with fully fitted kitchen and island, Utility/Cloakroom with space for appliances, Stairs and landing leading to Master bedroom with dual aspect windows and ensuite shower room with thermostatic shower, 3 double bedrooms and family bathroom with thermostatic shower over bath. Large garden with views over the fields and towards the Malvern Hills. Large garage with separate store room that has versatile use. Generous parking areas. Garage and Store Room. Oil Fired Central Heating. EPC D. Septic tank.

**Location**

The property enjoys a private position and is located on the outskirts of the popular and well served village of Callow End where there is a village hall, general stores, Post Office and two pubs.

Transport communications are excellent with a local bus service providing connections to the neighbouring areas. There are mainline railway stations in both Malvern and Worcester providing direct links to Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just outside Worcester brings the Midlands, South West and South Wales into an easy commute.





## Viewing

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

## Council Tax

COUNCIL TAX BAND "TBC"

## Energy Performance Certificate

The EPC rating for this property is D (60).

## Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £ 750.00

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 £ 3270.00

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.