

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



14 Old Street, Upton upon Severn WR8 0HA

£925 pcm

A well presented 2 bedroom cottage situated in a tucked-away location but conveniently situated in the riverside town of Upton-upon Severn within walking distance to local amenities, shops, cafes and bars and the river. The property is let unfurnished and comprises of: Entrance hallway, breakfast kitchen with appliances and living room. To the first floor the staircase splits; to the left is double bedroom and ensuite shower room and to the right a further double bedroom and ensuite shower room. Gas central heating. Deposit: £1,067.30

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



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





Deposit: £1,067.30

Furnishing: Unfurnished

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Location

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

Viewings

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





Council Tax Band

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

Energy Performance Certificate

The EPC rating for this property is TBC

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £213.46

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 £1,067.30

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.