



**24 Bruneval Crescent, Malvern, WR14 3RD**

**£1,150 Per Month**

A beautifully presented two bedroom semi detached house on the new development close to the amenities of Barnards Green. The accommodation comprises; entrance hall, lounge with under stairs storage, kitchen/diner with oven and hob, fridge, dishwasher and space and plumbing for washing machine, inner hall with storage cupboard downstairs cloakroom, two bedrooms and bathroom with wash hand basin, WC and shower over bath. Further benefits include off road parking and garden with shed and solar panels. Available early March 2026. EPC rating A, Council tax band C (Malvern Hills District Council) Holding deposit £265 . Deposit £1326



## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£265) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £1326 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1150 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, Energy Provider must be Octopus due to Solar Panels.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website



### EPC

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A | 94                      | 95        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (38-54) E  |                         |           |
| (21-38) F  |                         |           |
| (11-20) G  |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

### Material Information Report

