

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Church Street, Upton-upon Severn WR8 0HT

£1,100 pcm

A Terraced cottage full of character, offered to let unfurnished comprising; a reception hallway on the ground floor, stairs to the first floor leading to Kitchen, bathroom and lounge and stairs to the second floor leading to two double bedrooms. Rear Garden. Ample storage and Gas central heating.

Deposit -£1,269.23

EPC Rating D, Council Tax Band D



Regulated by

RICS

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





Deposit: £1,269.23

Furnishing: Unfurnished

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

Council Tax Band

COUNCIL TAX BAND "D" 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 D (65).

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 £1,269.23

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.