



## Laburnum Cottage Leigh Sinton, Malvern, WR13 5EQ **£1,600 Per Month**

A beautifully presented four bedroom detached cottage in the sought after village of Leigh Sinton. The accommodation comprises, entrance hall, kitchen breakfast room with built in fridge/freezer, electric oven, microwave and hob, space for washing machine/dishwasher, dining room, spacious lounge with log burner and patio doors to garden, downstairs cloakroom, master bedroom with ensuite shower room, three further bedrooms and main bathroom with shower over bath, wash hand basin and WC. The property further benefits from front rear and side garden with views over fields, ample parking and car double carport, gas fired central heating. EPC rating C. Council tax band D- Malvern Hills District Council. Deposit £1846. Holding deposit £369. Available end July 2026.



# Laburnum Cottage, Leigh Sinton, Malvern, Worcestershire, WR13 5EQ

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£369) 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 £1846 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1600 Per calendar month.

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

**RESTRICTIONS:** Non-smokers only,

**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.

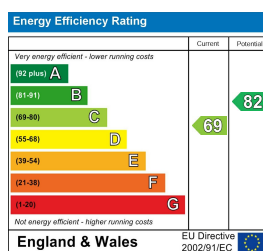
Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website

## Directions

From the office of Allan Morris on Worcester Road, travel towards Malvern Link. At the first set of traffic lights turn left then bear immediate right towards Leigh Sinton along the Newtown Road, which then becomes Leigh Sinton Road. Follow along Leigh Sinton Road for approximately 2 miles towards the village of Leigh Sinton and at the T-junction with the Hereford Road turn left and then turn right in to Sherridge Road. The property is on the right hand side as identified by the Allan Morris 'To Let' board.



## EPC



## Material Information Report

