JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981










# The Haughs, 20, School Lane, Upton-upon-Severn, Worcester, WR8 0LE

## £675 pcm

A well presented ground floor flat close to local shops in the riverside town of Upton Upon Severn. Offered to let unfurnished and comprises; Lounge with fitted kitchen area with electric oven and hob, double bedroom with en suite shower room. Gas central heating. Outside there is a parking space for one vehicle and communal gardens.  Available January. Council tax band 'A', EPC 'C', Deposit - £778.84

**Bedrooms:** 1| **Bathrooms:** 1| **Receptions:** 1

Regulated by RICS®

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



**Deposit:** £778.84

**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.

**Energy Performance Certificate**

The EPC rating for this property is C (73).

**Council Tax Band**

'A'

**Viewing**

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







**Holding Fee & Deposit**

Before the tenancy starts (payable to John Goodwin 'the Agent')
Holding Deposit: 1 week's rent which equates to £155.76

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 £778.84
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 our 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.

Options for British & Irish citizens are:

A British passport (current or expired)
An Irish passport or passport card (current or expired)
A certificate of naturalisation or registration as a British citizen
Options for all other nationalities are:

A share code, which is requested from the Home Office
your original immigration documents

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.