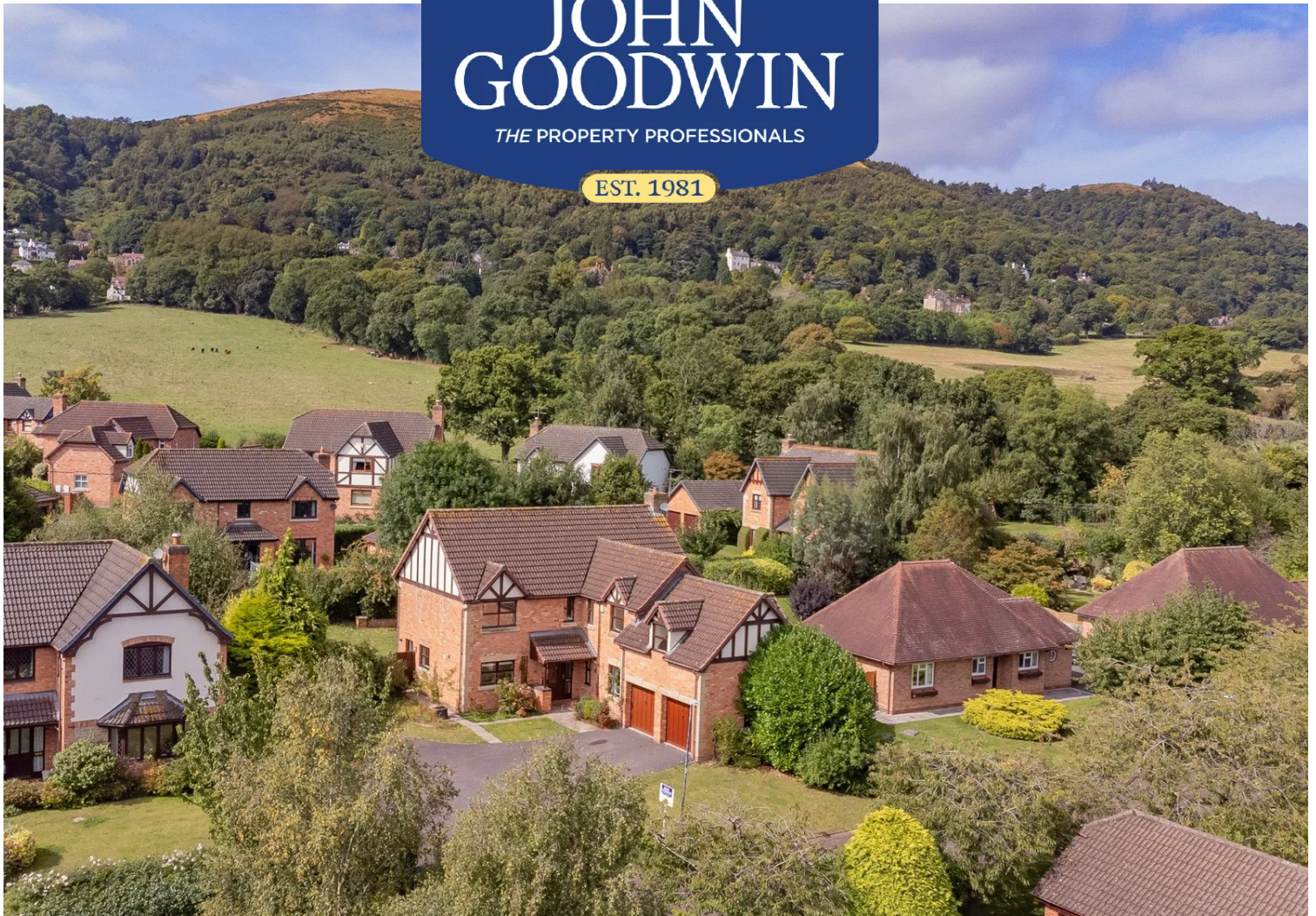


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Crescent, Upper Welland, Malvern, Worcestershire, WR14

£2,100 pcm

Delightfully Situated In The Prestigious And Highly Sought After St Wulstan's Development. A Beautifully Presented and Spacious Executive Detached Property. EPC Rating "C", Council Tax band G.

Deposit: £2,423.07

Bedrooms: 5 | Bathrooms: 2 | Receptions: 3



01684 892809

Malvern Office
lettings@johnngoodwin.co.uk
www.johnngoodwin.co.uk
@JGoodwinFRICS

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





Furnishing: Unfurnished

Description

Nestled in a peaceful cul-de-sac within the highly sought-after St Wulstan's Development, this spacious executive detached property offers an exceptional standard of living in Upper Welland.

Upon entering, a welcoming reception hall leads to three well-appointed reception rooms. The sitting room, conservatory that overlooks the enclosed rear garden, dining room, study. The breakfast kitchen with integrated appliances, including a Rangemaster cooker, leading to a convenient utility room.

Upstairs, a galleried landing leads to five good-sized bedrooms. The master suite is a generous space with dressing room and en-suite shower room. Four further double bedrooms and family bathroom.

Outside, the property boasts a beautifully enclosed rear garden with a paved patio area, established lawns, and mature planting, creating a private outdoor sanctuary. An integral double garage and a large driveway provide ample off-street parking for multiple vehicles.





Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £484.61

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 £2,423.07

This covers damages or defaults on the part of the tenant during the tenancy.

Council Tax

COUNCIL TAX BAND "G"

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 C (69).

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.