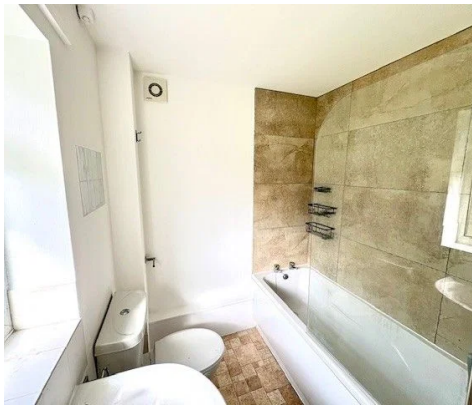


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Fairways, Woodfarm Road, Malvern, Worcestershire, WR14 4PP

£1,300 pcm

This three bedroomed detached property comprises of a spacious lounge, recently redecorated throughout, newly fitted carpets in lounge/dining room, patio doors leading onto a wrap around garden, dining room, with newly fitted carpet, kitchen with new oven and hob, utility, with provisions for a washing machine and downstairs wc.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS[®]

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Deposit: £1,500

Furnishing: Unfurnished

Located within the grounds of Worcester Golf Course, we are delighted to offer this three bedroomed detached property.

On the ground floor the property comprises of a spacious lounge, recently redecorated throughout, newly fitted carpets in lounge/dining room, patio doors leading onto a wrap around garden, dining room, with newly fitted carpet, kitchen with new oven and hob, utility, with provisions for a washing machine and downstairs wc. The first floor provides two double bedrooms, third bedroom/study and bathroom with bath, shower, toilet and wash basin. Provisions are also provided for off road parking. Gas CH and Double Glazing. Non-Smokers only. Pets by Negotiation.

Location

Malvern Wells, a semi-rural area on the southern side of Malvern in Worcestershire. Close to Hanley Road (B4209) 1.5 Miles from Great Malvern town centre, 1.6 Miles from Great Malvern railway.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)





Council Tax

COUNCIL TAX BAND "C" 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.

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £300.00

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 £1500.00

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