

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



3 Greenhill Drive, Malvern WR14 2BW

£1,400 pcm

A Detached family house located on the outskirts of Great Malvern with convenient access to local amenities offered to let unfurnished and comprises: entrance hall with under stairs storage cupboard, spacious lounge with dining area and patio doors leading to garden, kitchen with electric oven, extractor fan and gas hob, cloakroom, Master bedroom with fitted wardrobes and en suite shower room, family bathroom and 3 further bedrooms. Gas Central Heating. Outside there is a small garden and an integral garage and off road car parking.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1



01684 892809

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



Deposit: £1,615.38

Furnishing: Unfurnished

Location

The property is located in a very convenient position within easy reach of Barnards Green shopping centre with its excellent range of amenities. The town centre of Great Malvern is less than a mile away and offers a further range of amenities including shops, banks, building societies, Post Office and the Waitrose supermarket.

Directions

from the agents Malvern office continue on the Worcester Road/A449 and take a slight turn and proceed down Church Street/B4211 and then take the turning left onto Madresfield Road following the road down to Greenhill Drive on the left and the property can be found on the left hand side a short distance down the Drive

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.





Energy Performance Certificate

The EPC rating for this property is C (69).

Viewing

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

01684 892809 option 2 

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £323.08

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 £1615.38

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

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.