



**107 Brookfarm Drive, Malvern, WR14 3SJ**

**£995 Per Month**

A well presented, unfurnished semi-detached bungalow in a quiet residential location, close to a bus route and within easy reach of the facilities in Barnards Green. Accommodation comprising: entrance hall, fitted kitchen with electric oven & hob and built in fridge (space for washing machine) shower room with walk in shower, wash hand basin and WC, lounge with second bedroom/study off, master bedroom with walk-in cupboard and overlooking the rear garden, off road parking with car port and external storage. There are level gardens to the front and rear, double glazing and gas central heating. Available from End of April 2026. EPC rating C. Council tax band C. Holding deposit £229. Deposit £1148



# 107, Brookfarm Drive, Malvern, Worcestershire, WR14 3SJ

## Directions

From Great Malvern town centre, proceed down the hill going towards Barnards Green, where there are a full range of local shops. Go straight on at the traffic island and turn right just before the duck pond onto Poolbrook Road. Go past the Three Horseshoes Pub on the left and take the next left into Bredon Grove. Continue to the T junction with Brook Farm Drive. Proceed right and No 107 can be found on the left hand side as indicated by the To Let Board

## TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£229) 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 £1148 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £995 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.

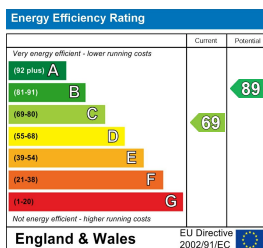
Allan Morris & Ashton Ltd is a member of Propertymark Client Money Protection Scheme and is also a member of The Property Ombudsman redress scheme. Further information available on the agent's website



**Ground Floor**  
Approx. 65.7 sq. metres (707.5 sq. feet)  
Total area: approx. 65.7 sq. metres (707.5 sq. feet)



## EPC



## Material Information Report

