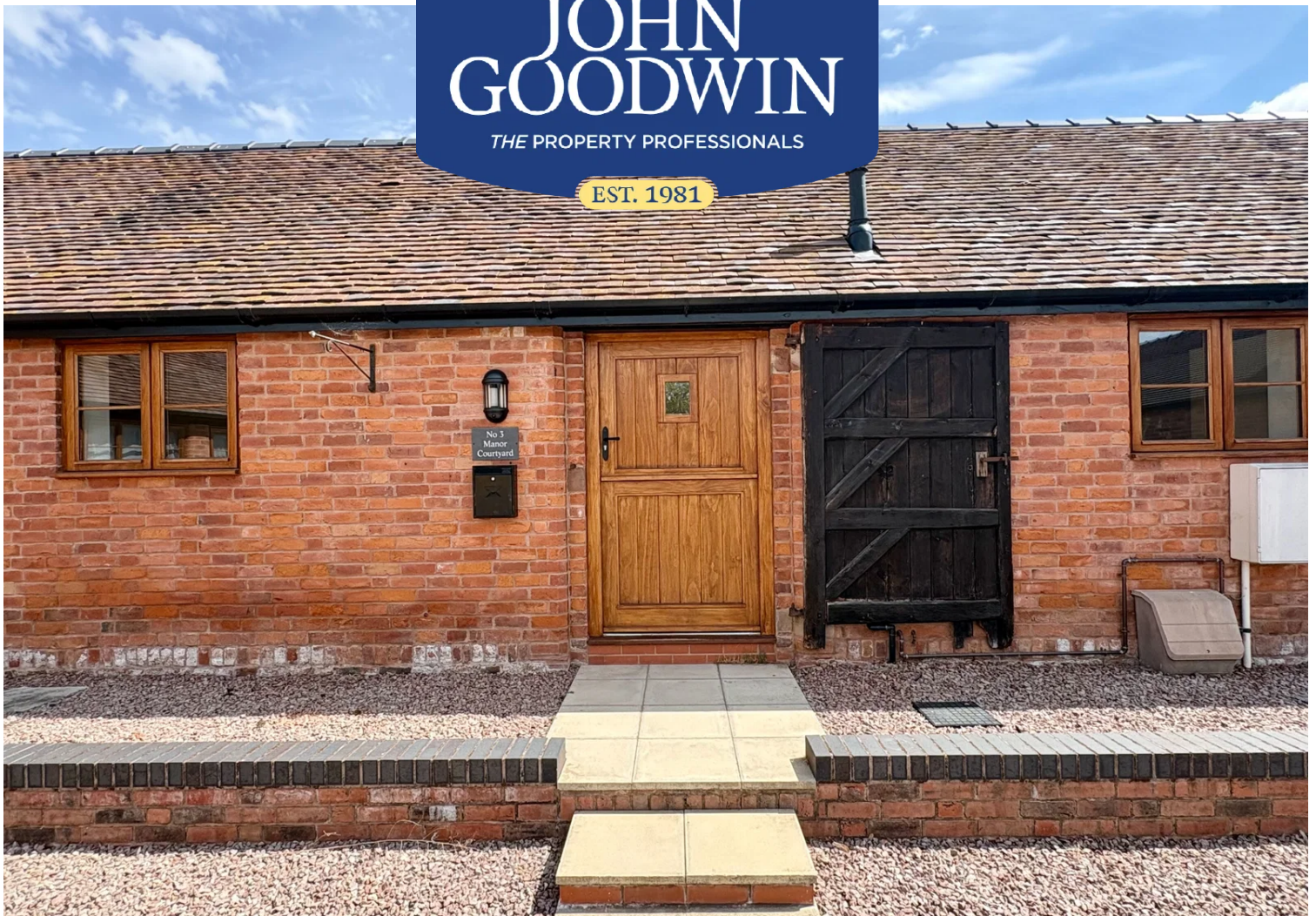


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Upton Road, Powick, Worcestershire, WR2 4RN

£1,295 pcm

This beautifully presented 2 bedroom barn conversion, situated between Malvern and Worcester is let unfurnished and comprises of: Entrance Hall, Utility area and cloakroom, two bedrooms, both with en suite shower rooms, Kitchen and living room. Hard wood double glazed windows and doors throughout, along with underfloor heating. Property benefits from off road parking and an enclosed garden. Available now.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

**RICS**

**01531 634648**

Ledbury Office  
lettings@johngoodwin.co.uk  
[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)  
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3-7 New Street, Ledbury, Herefordshire, HR8 2DX  
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London





**Deposit:** £1,494.23

**Furnishing:** Unfurnished

This beautifully presented 2 bedroom barn conversion, situated between Malvern and Worcester is let unfurnished and comprises of: Entrance Hall, Utility area and cloakroom, two bedrooms, both with en suite shower rooms, Kitchen and living room. Hard wood double glazed windows and doors throughout, along with underfloor heating. Property benefits from off road parking and an enclosed garden. Available now.

#### Location

3 Manor Courtyard is located on Upton road in the village of Powick just southwest of Worcester. The property is situated within a small residential courtyard and benefits from convenient access to Worcester city centre, schools and the surrounding Worcestershire countryside.

#### Viewing

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

01531 634648 







## Council Tax Band

COUNCIL TAX BAND "D"

## 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 £298.84

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 £1,494.23

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 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.

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.