



**4 Bay Tree Close, Upton Upon Severn, WR8 0SZ**

**£2,100 Per Month**

A beautifully presented four bedroom detached house close to the town of Upton upon Severn. The accommodation comprises; Ground floor- entrance hallway with storage cupboard, lounge, kitchen/diner with double oven, microwave, five ring gas hob, fridge freezer and dishwasher and double doors to rear garden, utility room with space for washing machine and tumble dryer, study/playroom, downstairs cloakroom. First Floor- master bedroom with built in wardrobes and ensuite shower room, three further bedrooms, bathroom with walk in shower, bath with shower attachment to taps, WC & wash hand basin, storage cupboard. To the rear of the property there is a garden with patio, lawn and decking. The property has gas fired central heating, double garage and off road parking for numerous cars. The property benefits from two electric car charging points and solar panels. EPC rating A.

Council tax band F. Deposit £2423. Holding deposit £484. Available Mid May



## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£484) 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 £2423 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £2100 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, Will consider pets

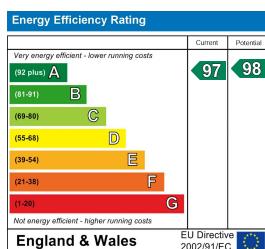
**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

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



### EPC



### Material Information Report

