

**215 Worcester Road
Newland
Nr Malvern
Worcestershire
WR13 5BA**



A traditional former farm workers cottage with accommodation comprising:
Ground Floor: Lounge, Kitchen Bathroom. First Floor: Two Bedrooms.
Outside: Off-Road Parking and Gardens

Rent £550 PCM Exclusive Plus Fees

Description:

A traditional former farm workers cottage situated in a semi-rural location and well placed for access to Malvern, Worcester and the M5 network.

Accommodation:

The accommodation briefly comprises the following:

Ground Floor**Kitchen****Lounge****Bathroom**First Floor:**Bedroom One****Bedroom Two****Outside:**

Lawned garden to front. Gravelled parking and seating area to side and rear. External storage sheds.

Directions:

Leave Worcester on the A449 heading towards Malvern. Proceed through Powick Village and bear right for Malvern and Ross on the A449. Continue towards Malvern passing the turns for Colletts Green and Bastonford. Continue into Newland. On entering Newland, 215 Worcester Road will be found to be located on the left hand side as indicated by the Agent's To Let board.

Local Authority:

Malvern Hills District Council: 01684 862151

Council Tax:

We understand that the property is place in Band B for Council Tax purposes.

Energy Performance Certificate:

The Energy Performance Certificate for the property is attached.

Services:

Mains electricity. Mains Water. Septic tank drainage.

Fees:

Prospective tenants will be required to complete a Credit Reference Check. The cost of the Credit Reference Check is non-refundable irrespective of whether the prospective tenant's application is successful. Should a Guarantor be required an additional non-refundable Credit Reference Charge will apply.

Subject to acceptable references and confirmation from the Landlord to proceed with the preparation of an Assured Shorthold Tenancy Agreement, the prospective tenant will be required to pay the sum of £120.00, inclusive of VAT, as a contribution towards the Landlord's administration costs upon signature of the tenancy agreement.