JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









MADRESFIELD VILLAGE, MALVERN WR13 5AA

£1,275 pcm

The Madresfield Estate are pleased to offer this charming two-bedroom character home which is nestled in the picturesque village of Madresfield, offering convenient access to the amenities of Malvern and gives easy access to Worcester and Upton upon Severn. The property is offered to let unfurnished and comprises entrance hall, cosy living room with woodburning stove, spacious kitchen with gas hob, electric oven and useful larder, rear hall and utility room with WC. Two bedrooms and family bathroom with electric shower over bath. Large Garden and off road parking. Gas Central Heating.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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



Deposit: £1,471.15

Council Tax

COUNCIL TAX BAND C.
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate

The EPC rating for this property is TBC.

Viewing

By appointment to be made through the Agent's Malvern Lettings Office (Tel: 01684 892809) and Ledbury Lettings office (Tel: 01531 634648).







Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')
Holding Deposit: 1 week's rent which equates to £294.23
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 £1471.15
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 our 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.

Options for British & Irish citizens are:

A British passport (current or expired)
An Irish passport or passport card (current or expired)
A certificate of naturalisation or registration as a British citizen

Options for all other nationalities are:
A share code, which is requested from the Home Office
your original immigration documents

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.