



76 West Malvern Road, Malvern, WR14 4NA

£1,350 Per Month

A spacious well presented three bedroom detached unfurnished house with stunning views, in the sought after location of West Malvern.

The accommodation comprises: Kitchen breakfast room with cooker, fridge and dishwasher, utility area with washing machine, freezer and access to downstairs cloakroom, lounge and dining room both with views, boot room, three double bedrooms (one with ensuite-shower room) bathroom with bath and separate shower. Further benefits include off road parking for two cars and terraced garden with greenhouse and far reaching views. Available April. EPC D. Council Tax Band E. The Landlord will consider pets.

NB- Please note that this property is not suitable for children due to the terraced garden.



Acer Cottage, 76, West Malvern Road, Malvern, Worcestershire, WR14 4NA

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent £311 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 £1557 will be required as security against damage or arrears of rent.

RENT: £1350 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished.

RESTRICTIONS: Non-smokers only, No pets. No children due to terraced garden.

TERM: Six months minimum. A longer term may be available by negotiation.

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 completed.

Directions

From Great Malvern proceed towards Malvern Link. Turn left into North Malvern Road, follow this road into West Malvern Road and the property will be found on the right hand side as indicated by our To Let board

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

