



The Heriots Dairy , Guarlford, WR13 6PA

£725 Per Month

A very well presented unfurnished character annexe set in a delightful position. The annexe comprises of a lounge, kitchen, two bedrooms and shower room. Further benefits include a private garden, a carport and off road parking. EPC rating E. Council tax band A. Available immediately.



The Heriots Dairy, Clevelode Lane, Guarlford, WR13 6PA

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£167) 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 £836 will be required as security against damage or arrears of rent.

RENT: £725 per calendar month.

FURNISHINGS: The property is offered to let unfurnished.

RESTRICTIONS: Non-smokers only, No pets

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 received from our referencing company.

Directions

From our office in Great Malvern, proceed down Church Street and head towards Barnards Green, pass through the shops and continue down the Guarlford Road. At Guarlford, take the first left after the church, to Clevelode, go through the first 30 mph zone and then as you approach the next 30mph zone the property will be immediately on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	44	
(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		71
(81-91) B		
(69-80) C		
(55-68) D		41
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	