



29 Lower Ferry Lane, Callow End, WR2 4UN

£1,280 Per Month

A highly individual and deceptively spacious, terraced character cottage in a most enviable position in the popular village of Callow End. The accommodation comprises: dining room, kitchen with Rangemaster gas cooker, fridge and slimline dishwasher, the kitchen is open plan to the sitting room which in turns leads out to a paved patio area. There is an outbuilding, with WC, that is used as a utility room with space for the following appliances- washing machine, fridge/freezer & tumble dryer. To the first floor are two bedrooms, a study/office and a good size bathroom. The property is available to let unfurnished, with on road parking and is fully double glazed and centrally heated. It further benefits from a private garden and countryside views. EPC C. Council Tax Band B (Malvern Hills District Council) Available mid May. Rent of £1280 pcm includes gardener and window cleaning. Pets - the property is not suitable for dogs.



Crofters Cottage, 29, Lower Ferry Lane, Callow End, WR2 4UN

Information

TENANT FEES & TENANCY INFORMATION

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£295) 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 £1476 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

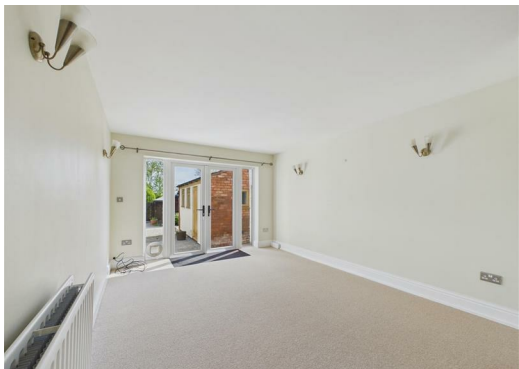
RENT: £1280 Per calendar month to include scheduled window cleaning and a seasonal gardener.

FURNISHINGS: The property is offered to let unfurnished

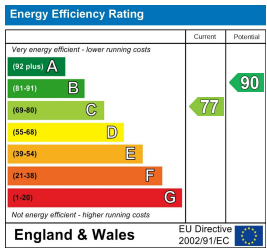
RESTRICTIONS: Non-smokers only. The property is not suitable for dogs due to shared access to rear with neighbouring property. Cats accepted.

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

