



## Simorne Wold Farm, Malvern, WR13 5LF

**£1,150 Per Month**

A beautifully presented two bedroom detached bungalow in a quiet rural location with views over the open countryside. The accommodation comprises; entrance hall, kitchen with cooker, dishwasher & space for washing machine, pantry with space for freezer, lounge with patio doors, two double bedrooms, shower room with large walk in shower, WC, wash hand basin & heated towel rail, utility room with plumbing for washing machine. Further benefits include ample off road parking, garden with beautiful views over open countryside, shed, oil fired central heating & solar panels. Available immediately. EPC C. Council tax band C. Holding deposit £265. Deposit £1326.

NB- The AGA shown in photos is being removed and will be replaced with electric oven





# Simorne, Wold Farm, Cradley, Malvern, Worcestershire, WR13 5LF

## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£265) 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 £1326 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1150 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only. No pets due to farmland surround

**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

## Directions

From our office continue along the Worcester Road. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Continue past the Red Lion Pub and up the hill. You will see a lane on the left hand side signposted Wold Cottage. Continue down this lane towards the end and the bungalow will be found on the right hand side.

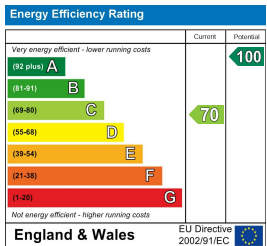


GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.  
We have obtained this figure from the Land Registry and the Ordnance Survey. It is an estimate of the area and does not constitute a guarantee of accuracy. It is intended to provide a general indication of the size of the property and is not to be relied upon for legal purposes. The actual area may vary slightly from the figure shown.

## EPC



## Material Information Report

