



## Field View Moor Court, Malvern, WR13 6JW

**£1,250 Per Month**

A very well presented end of terrace barn conversion located in the village of Upper Pendock. The accommodation comprises, entrance hall, downstairs cloakroom, kitchen with electric oven and space/plumbing for washing machine and dishwasher, spacious dining room and lounge, three double bedrooms, family bathroom with bath, walk in shower, WC & wash hand basin, additional WC next to bathroom, and large storage space under the eaves from one of the bedrooms. Further benefits include oil fired central heating, off road parking for 2 cars, enclosed patio area and two raised beds.

Available mid September. EPC rating D, Council tax band D- Malvern Hills District Council. Deposit £1442. Holding deposit £288.

Water and sewerage charge of £50 per month paid directly to the landlord

Starlink internet £75 per month to be paid directly to the landlord



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## Information

### TENANT FEES & TENANCY INFORMATION

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£288) 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 £1442 (equivalent 5 weeks rent) will be required as security against damage or arrears of rent.

**RENT:** £1250 Per calendar month.

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

**RESTRICTIONS:** Non-smokers only,

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly.

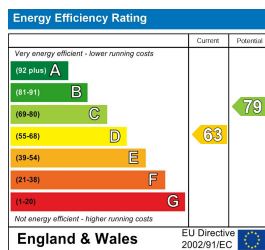
Photographic ID (passport) and a current proof of address will be required by all applicants

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

