

# SETS



£795 pcm

Whisky Cottage Oak Row  
Upton-upon-Severn Worcester

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 1	EPC B

A charming modern unfurnished cottage style house situated within the centre of Upton-Upon-Severn offering well presented accommodation. Benefitting from gas central heating and double glazing the property comprises; Reception Hall, Cloakroom, Fitted Kitchen, Sitting Room and Dining Room with double opening doors to Rear Courtyard. On the first floor; Three Bedrooms and Bathroom with separate shower cubicle. Outside; Sunny Rear Courtyard and One Allocated Parking Space located close by. EPC RATING - B83. COUNCIL TAX BAND - B - MALVERN HILLS COUNCIL. VIEWING IS HIGHLY RECOMMENDED! AVAILABLE MID MARCH 2023. .

A tenancy agreement will be set up on an initial six or twelve month period. Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced - unless otherwise specified the rent is exclusive of all outgoing. A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from the final calculated move-in monies. If references are not satisfactory, if you decide not to go ahead, or don't take reasonable steps to agree a tenancy by the deadline the holding deposit becomes non-refundable. Satisfactory references are required prior to an application being approved along with a deposit equivalent to five weeks' rent which is refundable upon departure with a satisfactory inspection of the property by the Landlord at the end of the tenancy agreement. On receipt of acceptable references the tenancy agreement will be drawn up.



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