



Brook House Barn Walwyn Road, Colwall, WR13 6QX

£975 Per Month

A beautifully presented barn conversion set in a delightful village location, offering character accommodation to let unfurnished with courtyard garden. The accommodation comprises: a spacious sitting room, new kitchen and dining area with fridge, freezer, dishwasher, double oven and induction hob, 2 bedrooms, one with en-suite shower room, separate bathroom plus an additional study/bedroom. A utility room is accessed from the courtyard with plumbing for washing machine and space for tumble dryer. Off road parking for two cars. Available immediately. EPC C.



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Information

TERM: Six months minimum. A longer term may be available by negotiation.

FURNISHINGS: The property is offered to let unfurnished.

TO HOLD THE PROPERTY: You must complete an application form and online referencing form. This must be completed and returned promptly. The property will remain on the market until satisfactory referencing has been received from our referencing company.

DEPOSIT: A deposit of £1,125 will be required as security against damage or arrears of rent.

RENT: £975

RESTRICTIONS : Non-smokers only. No pets.

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

Directions

From the Allan Morris office in Great Malvern proceed along Belle Vue Terrace onto the Wells Road. Take the first right onto the Wyche Road/B4218 and continue uphill and through the Wyche cutting. Continue onto Walwyn Road and into the village of Colwall. Pass Colwall Park Hotel on your left and then the Library on the right. Pass Fortis Living Chevenham on your left. The property can be found on your left just after the turning for Brookmill Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

