



TO LET

£950 Per Calendar Month

1 The Hopkilns , Phepson, WR9 7JZ

A 3-bed ground floor flat, located on a farm near the village of Himbleton, near Worcester. The property is surrounded by farmland to the south and east, as well as the communal garden shared between four properties. The property comprises a hallway area, Kitchen, Bedroom 1, Bathroom, Bedrooms 2 & 3 and large Lounge.

The property is situated but 1 mile from the Galton Arms, the area popular for public footpaths, cycling and hidden retreats. In addition, the town of Droitwich Spa is 4 miles away, whilst also being 5 miles to the J5 Interchange of the M5.

Council Tax C, EPC band E.

No pets or smokers considered, and there is a charge of £25 per calendar month for water, to be paid to the Landlord in addition to the rent.



- **Three Bedrooms**
- **Rural Location**
- **Ground Floor Flat**
- **Available late March 2026**
- **Parking for two cars**



0 Reception
Room/s



0 Bedroom/s



0 Bath/ shower
room/s

What3Words

What3Words ///punk.lavender.basically

Entrance Hall

Having tiled floor.

Kitchen

Tile floor, radiator, undermounted & mounted kitchen units, gas hob, electric oven, ventilator, sink and windows.

Bathroom

Tile floor, radiator, electric shower, pedestal basin, WC, bath, windows and extractor fan.

Bedroom One

A single bedroom, carpet floor, radiator and windows.

Lounge

Carpet floor, radiator and windows.

Bedroom Two

A single, carpet floor, radiator and windows.

Bedroom Three

Double, carpet floor, radiator and windows.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

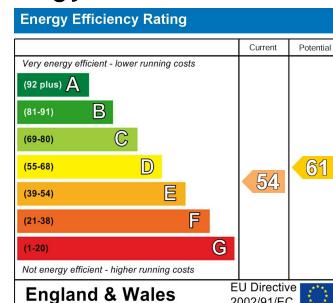
Garden and Outdoors

There is a communal garden outside the flat shared with the adjoining properties, plus two allocated car parking spaces to the side of the property.

Personal Interest Declaration

In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property. The Landlord of the property is an employee of this Estate Agent.

Energy Performance Ratings



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