



Bush Cottage Nr Malvern, WR13 6HH **£1,450 Per Calendar Month**

An attractive detached country cottage situation in an idyllic location with open farmland views. The cottage briefly comprises: Entrance hall, cloakroom/WC. Kitchen breakfast room, dining room and living room. Whilst to the first floor there are three generous bedrooms and a family bathroom with separate shower cubical. Outside there are generous gardens and off road parking. Available at the end of February on an unfurnished basis. Sorry no pets or smokers.

Entrance Hall

A multi paned entrance door leads into the Reception Hall with tiled flooring, radiator, staircase rising to the First Floor Landing with cupboard and cloaks recess under. Wall mounted room stat, doors to Dining Room, Breakfast Kitchen and:

Cloakroom

Fitted with a low level WC, vanity wash hand basin with cupboard under, tiled floor and radiator.

Kitchen Breakfast Room 17'11" x 14'4" (5.48 x 4.39)

Fitted with a range of cream fronted base and eye level units with working surfaces over, stainless steel sink unit and tiled splash backs. Electric double oven and hob, extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring, radiator, space for breakfast table and double glazed multi paned windows to side and rear aspects taking full advantage of the views across open countryside and the Malvern Hills beyond.

Dining Room 12'4" x 10'5" (3.76 x 3.20)

Multi paned double glazed windows to front and side aspects, oak flooring, radiator and open access into:

Living Room 15'3" x 17'8" (4.66 x 5.39)

Multi paned double glazed windows to front and side aspects, oak flooring, radiator, wood burning stove inset to chimney breast with slate and brick hearth, TV point and part glazed door to front.

First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with panelled doors to all rooms and hatch to loft storage area.

Bedroom One 17'7" x 11'8" (5.36 x 3.56)

Multi paned double glazed window to side aspect with a splendid view over the adjoining fields. Radiator and walk in wardrobe.

Bedroom Two 16'3" x 10'8" (4.97 x 3.26)

Multi paned double glazed window to rear with a view to the Malverns. Radiator.

Bedroom Three 8'7" x 11'0" (2.64 x 3.37)

Multi paned double glazed window to side, radiator.

Bathroom

Fitted with a white suite comprising panelled bath,

shower cubicle housing 'Mira Sport' electric shower within, low level WC and vanity wash hand basin with cupboard under. Part tiling to walls, heated towel rail and double glazed window to side.

Outside

From the lane a wooden five bar gate provides access onto the gravelled driveway which provides ample off road parking. There is a brick built shed which provides good storage.

The attractive cottage gardens encompass Bush Cottage, being primarily laid to lawn with well stocked borders and enclosed by mature hedging. Within the garden is a further brick built former piggery offering additional storage.

Bush Cottage has LPG central heating, the gas tank is owned by Avanti Gas. The property has bore hole water and septic tank drainage. The electric provider is currently EON Next and is on a pre-payment meter.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT)

per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 12 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Council Tax Band

We understand that this property is council tax band D.

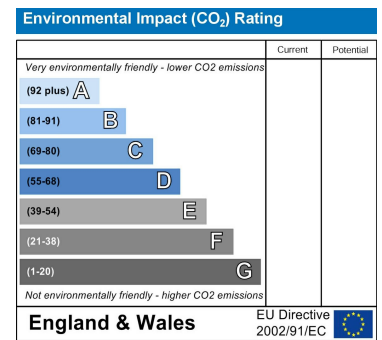
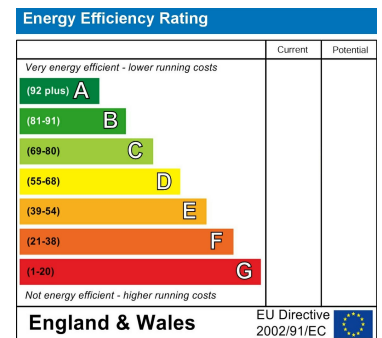
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.