



## 107 Madresfield Road

Malvern, WR14 2NP

£900 Per Calendar Month



# 107 Madresfield Road, Malvern, Worcestershire, WR14 2NP

Located close to local amenities, this period end of terrace cottage has accommodation to include living room, dining room, kitchen, utility area and cloakroom whilst to the first floor are two bedrooms and bathroom. With gas central heating, double glazing and off road parking. Available from late June. EPC Rating E51

## Living Room

3.84m x 3.27m

Double glazed window to front, radiator, TV point and wooden fireplace with living flame electric fire within. Part glazed door to:

## Dining Room

12'7" x 11'10" (3.84m x 3.62m)

Double glazed window to rear, radiator, tiled open fireplace with shelving to chimney breast recess, doorway to Kitchen and staircase rising to the First Floor Landing.

## Kitchen

6'9" x 6'10" (2.08m x 2.09m)

Fitted with a range of base and eye level units with work surfaces, tiled splash backs and stainless steel sink unit. Electric cooker, space for slim under counter fridge, double glazed window to side, wall mounted 'Ideal' gas central heating boiler and door to:

## Utility Room

Work surface with plumbing under for washing machine and space for further appliance. Door to rear courtyard and:

## Cloakroom

Fitted with a low level WC, wash basin, radiator and obscured double glazed window to side.

## First Floor Landing

From the Dining Room the staircase rises to the First Floor Landing with doors to both Bedrooms and Bathroom.

## Bedroom One

12'7" x 10'8" (3.86m x 3.27m)

Double glazed window to front, radiator, built in wardrobe and further free standing double wardrobe.

## Bedroom Two

12'0" x 7'3" (3.68m x 2.21m)

Ornamental cast iron fireplace with slate hearth, radiator and double glazed window to rear.

## Bathroom

Fitted with a white suite comprising shower bath with glazed screen and mains shower over, pedestal wash hand basin and low level WC. Heated towel rail, extractor vent and double glazed window to rear.

## Outside

To the front of the property is a small fore garden enclosed by a brick wall with gated access and path to the entrance door.

To the rear is a small enclosed courtyard leading to the rear pedestrian access.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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.

## Tenancy Managed

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 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.

## Tenancy Fees

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.

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

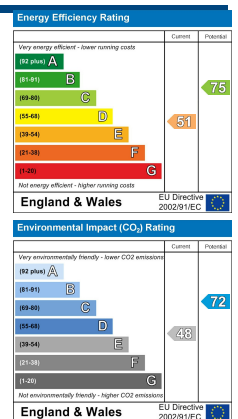
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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## Directions

From our Malvern office proceed down Church Street towards Barnards Green, bearing left onto Madresfield Road. At the mini roundabout take the 2nd exit and immediate left into Madresfield Road. The property will be located on the left as indicated by the Agents To Let board.



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