



Andrews Cottage Marlbank Road, Malvern, WR13 6ND

£1,800 Per Calendar Month

Situated in the popular village of Welland, this immaculate detached home offers accommodation to include entrance hall, cloakroom, dining room, living room with wood burner and kitchen whilst to the first floor are four bedrooms, the primary bedroom with en suite shower room and a further family bathroom. Ample parking, a detached garage and low maintenance garden complete this lovely home. Available from September. Unfortunately not suitable for pets.

Entrance Hall

A part glazed door leads into the Entrance Hall with tiled floor, deep understairs storage cupboard, radiator and staircase rising to the first floor landing.

Doors leads to all ground floor rooms.

Cloakroom

Fitted with a low level WC, wash hand basin, radiator, ceramic tiled floor and window to side.

Kitchen

The kitchen is comprehensively fitted with a range of wood base and eye level units with working surfaces, tiled splash backs and stainless steel sink unit. Integrated fridge/freezer, dishwasher and electric oven and hob with extractor above. Ceramic tiled flooring, radiator, oil fired central heating boiler and windows to the front and and side.

Dining Room

With entrance door, radiator and window to front.

Living Room

A light room having window and French doors to the rear, radiators, wall light, TV point and chimney housing wood burning stove.

Landing

From the entrance hall the staircase rises to the first floor landing with linen storage cupboard, hatch to loft space, radiator and doors to all rooms.

Bedroom One

Window to rear, radiator and door to:

En Suite Shower Room

Fitted with a fully tiled cubicle housing mains shower, vanity wash hand basin with cupboard below and low level WC. Heated towel rail, full tiling to walls and floor, window to side.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bedroom Four

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with mains shower over and glazed screen. Vanity

wash hand basin with cosmetic plinth to eith side and storage below, WC and bidet. Full tiling to walls and floor, heated towel rail and window to side.

Outside

Approached via a five bar gate, the property offers ample driveway parking which leads to the detached Garage to the side of the property.

The foregarden has a shaped floral and shrub border adding colour.

Access to both sides of the property leads to the rear garden which is laid to lawn and enclose by a combination of timber fencing and newly planted hedging. There is outside lighting and water supply.

Council Tax Band

We understand that this property is council tax band E

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.

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.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

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

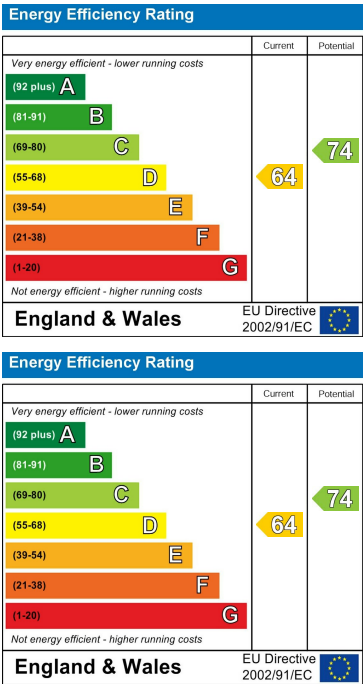
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.