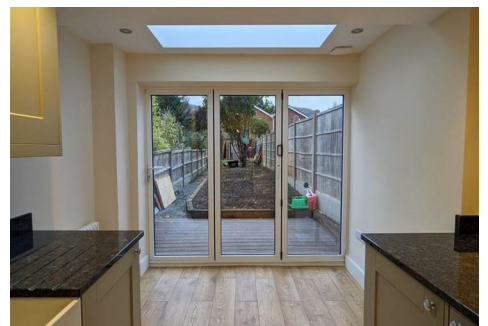




88 Poolbrook Road, Malvern, WR14 3JD

£925 Per Calendar Month

A lovely two-bed mid terraced home with an enclosed rear garden, situated within the popular residential area of Barnards Green. Close to local amenities including shops, schools, and Great Malvern Train Station, as well as Peachfield Common with its lovely walks and views of the Malvern Hills.

Available from 1st December 2025

Located close to local amenities, this period mid-terrace house has accommodation to include a living room, kitchen/dining room, and shower room whilst to the first floor are two bedrooms. With gas central heating, double glazing and a garden to the rear. EPC Rating C69. Landlord may consider a cat.

Front

To the front of the property there is a bloc paved area leading to the front door.

Living Room 16'0" x 8'10" (4.9m x 2.7m)

Enter through the front door into the living room, with wood-effect flooring, a radiator, a decorative brick fireplace, and an understairs cupboard.

Shower Room

Accessed through a door off the corridor to the kitchen. Shower cubical, low level WC and hand basin. Towel Radiator.

Kitchen Dining Room 15'1" x 8'2" (4.6m x 2.5m)

Modern fitted kitchen with a range of base and eye-level units with work surfaces and a Belfast sink. Equipped with built-in hob & oven and an integrated washer/dryer, fridge & freezer. Wood effect flooring throughout. Dining room area with views of the garden. Bi-fold doors lead out to the garden.

Garden

To the rear of the property there is decking leading to a raised lawned area with pathway leading to the rear, garden shed and rear gated access.

Bedroom One 10'9" x 8'10" (3.3m x 2.7m)

Access from the landing, the room has front aspect double glazed window, built-in cupboard and radiator. Wood effect flooring.

Bedroom Two 9'10" x 5'10" (3m x 1.8m)

Bedroom with rear aspect double-glazed windows, radiator. Wood effect flooring.

Council Tax Band

We understand that this property is council tax band B.

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

Should the Landlord accept a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy. Please check brochure or contact office to confirm if pets are allowed in this property.

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.

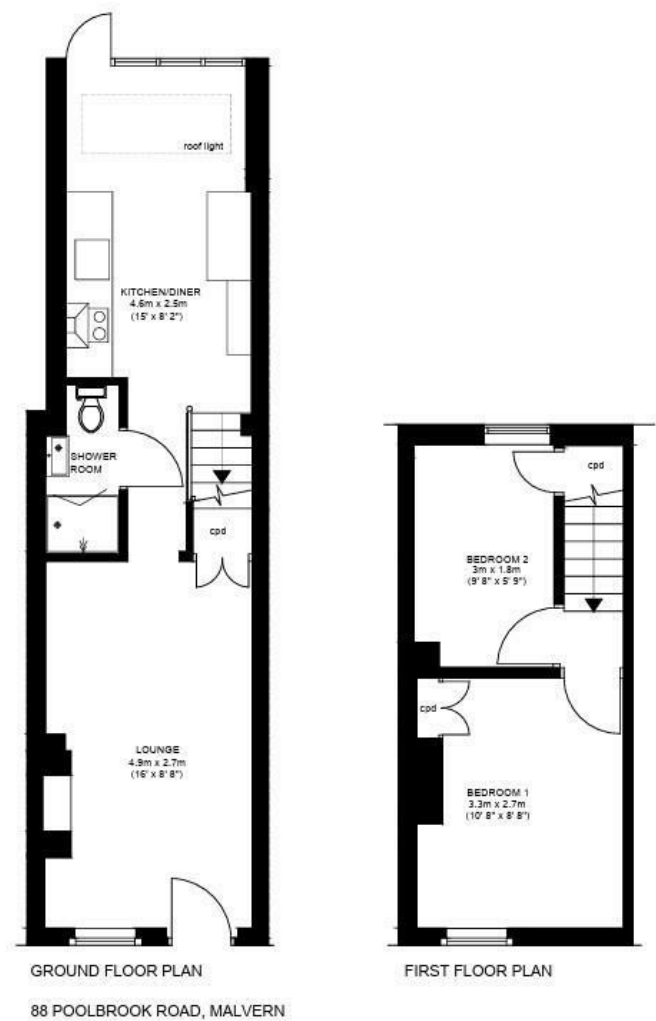
Disclaimer

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.

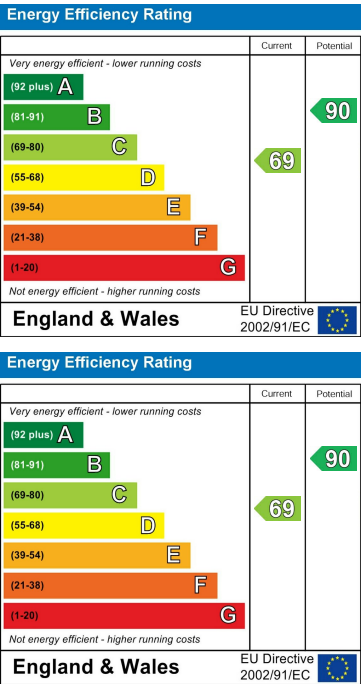
Floor Plan



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