



41 Fruitlands, Malvern, WR14 4XA **£1,350 Per Calendar Month**

Situated in the popular residential area of Fruitlands, this well presented detached bungalow has a view towards the Malvern Hills and a mature, sheltered rear garden and a garage.

Available from mid November, the property comprises entrance hall, breakfast kitchen, living room, two bedrooms and bathroom with gas central heating and double glazing throughout.

Entrance Hall

The entrance door leads into the hallway with doors to all rooms, laminate flooring, access to loft and central heating thermostat.

Living Room 18'7" x 11'6" (5.68 x 3.51)

A pleasant room with a double-glazed bay window to the front, taking full advantage of views towards the Malvern Hills. Gas fire, radiator and TV point.

Breakfast Kitchen 12'7" x 8'2" (3.85 x 2.51)

Fitted with a range of base and eye level units with work surfaces, tiled splash backs and one and a half bowl sink unit. Integrated electric oven, hob, extractor hood, plumbing for washing machine, built in storage cupboard housing gas central heating boiler and double glazed window to front with hill views.

Bedroom One 13'6" x 10'2" (4.13 x 3.10)

Double glazed window to rear, wood effect flooring and radiator.

Bedroom Two 9'7" x 9'10" (2.94 x 3.02)

Double glazed window to rear, radiator and telephone point.

Bathroom

The Bathroom is fitted with a pastel green suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low-level WC. Shaver light and point, part tiling to walls, radiator and obscure double-glazed window.

Outside

To the front of the property is an lawned fore garden with floral beds and driveway parking.

The rear garden is a real feature of the property, having a lawn flanked by mature shrubs and floral borders. A patio seating area provides a sheltered seating space with a view towards the Malverns. There is a timber garden shed within.

The garden is enclosed by fencing to all sides.

The garage to the rear of the driveway

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.

Tenancy Fees

Should the Landlord accept a pets/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 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.

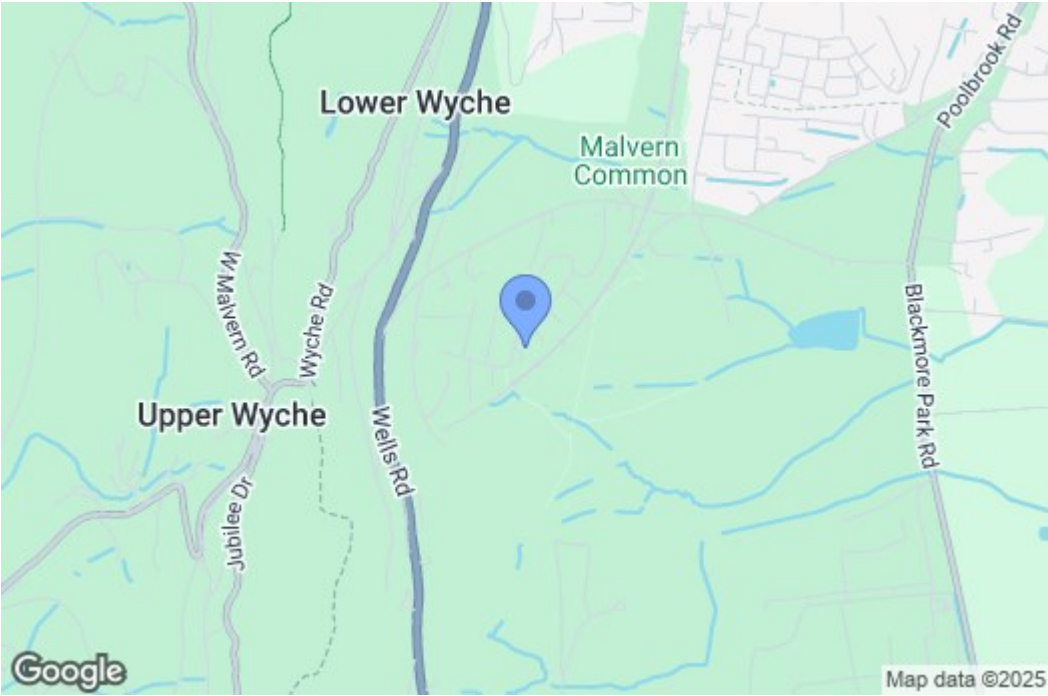
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned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

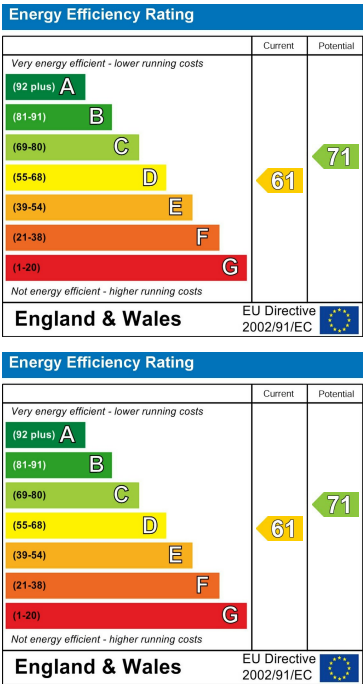
EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9069-3052-0203-2485-7204>

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.