



129 Madresfield Road, Malvern, WR14 2NP

£885 Per Calendar Month

Located close to local amenities, this period terrace cottage has accommodation to include entrance porch, living room, dining room, kitchen with part glazed roof and utility area whilst to the first floor are two bedrooms and recently fitted bathroom with free standing tub and double shower cubicle.. With gas central heating, double glazing, parking area and enclosed garden the cottage is available from late September. Sorry no pets or smokers please and unfortunately not suitable for children

Entrance Porch

A multi paned entrance door leads into the Entrance Porch of brick and glazed constructions construction with wooden flooring and further part glazed door to:

Living Room 12'6" x 10'8" (3.82 x 3.26)

Duble glazed window to front, radiator, painted wooden fire surround with hearth (chimney no longer in use) TV point, coving to ceiling, radiator and door to:

Dining Room 3.83 x 3.64

Ornamental cast-iron fireplace inset to painted wooden surround, shelving to chimney breast recesses, double glazed window to rear, staircase rising to the first floor landing with cupboards under and door to kitchen.

Kitchen 4.58 x 2.12

The kitchen is fitted with a range of light wood base and eyelevel units under working surface with ceramic one and a half bowl sink unit with mixer tap. Range cooker with stainless steel splashback, space for fridge, plumbing for dishwasher, inset spotlights in and part glazed roof. Wall mounted 'Glowworm' gas central heating boiler and part glazed door to Utility Area.

Utility Area 4.62 x 1.41

Plumbing for washing machine, space for tumble dryer, tall storage cupboard, work surface, tiled flooring, wall lights, pitched polycarbonate roof and UPVC double glaze door to the rear.

First Floor Landing

From the Dining Room the staircase rises to the first floor landing with hatch to loft space, Velux window and doors to all rooms.

Bedroom One 3.26 x 3.83

Double glazed window to front, radiator.

Bedroom Two 3.62 x 2.11

Double glazed window to rear, radiator.

Bathroom

The bathroom is fitted with a freestanding claw and ball bath with mixer tap and handheld shower attachment, pedestal wash hand basin and low level WC. Oversized shower cubicle with glazed enclosure and rainfall shower with additional handheld attachment. Chrome heated towel rail,

painted wood wall panelling to half height, spotlights and double glazed window to rear.

Outside

To the front to the property is an enclosed fore garden with brick retaining wall, gravel bed with tub planters and paved pathway to the entrance door.

To the rear of the property is a gravelled off-road parking bay with pedestrian access gate and archway leading to the rear garden. The garden has a patio seating area and pathway leading to a level lawn with shrubs into a timber garden shed beyond.

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

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.

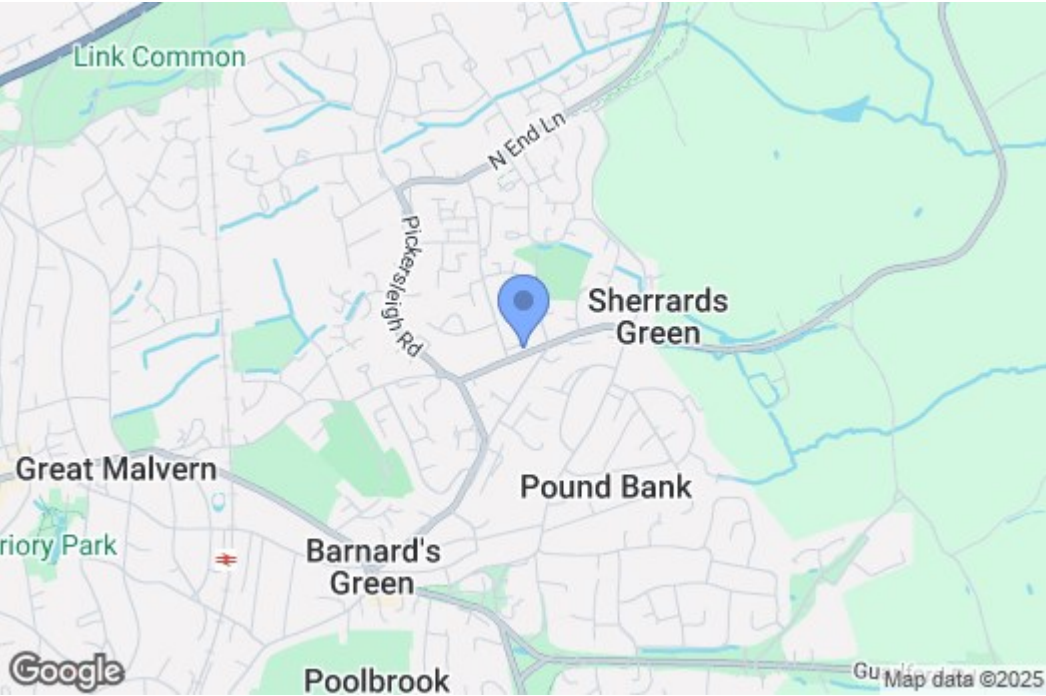
The tenancy agreement will be set up on an initial 6 months period.

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.

Floor Plan

Area Map



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.

Energy Efficiency Graph

