



28 Basin Road
WR5 3GA
Asking Price £1,300

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The Property Professionals

28 Basin Road, Worcester, WR5 3GA

A canal side mews house with two double bedrooms and high quality fixtures and fittings. The living space is open plan and the main bedroom boasts an en suite with a further bathroom. allocated off street parking. Located in the popular area of Diglis with a balcony overlooking the canal. Available mid December 2025. EPC- C

OPEN PLAN KITCHEN/LIVING ROOM

7.28m (23'11") x 4.78m (15'8")

Superb open plan kitchen fitted with high gloss units with white granite work surfaces and a range of quality integrated appliances including an electric double oven AGA with four ring hob, washing machine and dishwasher. The feature central island makes a perfect social point with ample storage and a breakfast bar to the one side with 2 bar stools. Roman blind to the window

The open plan living room has French doors with curtains opening onto the balcony overlooking the canal. Stairs rising to first floor.

WC

Low level WC and hand wash basin.

FIRST FLOOR LANDING

The first floor landing offers a spacious airing cupboard.

MAIN BEDROOM

3.28m (10'9") x 1.91m (6'3") To Wardrobe

Double bedroom. Juliet balcony overlooking the canal. Fitted cupboard with mirrored sliding doors. Curtains & nets to the window.

ENSUITE

Shower room with hand basin and WC.

BEDROOM TWO

3.59m (11'9") x 2.49m (8'2")

Fitted cupboard with mirrored sliding doors and ample shelving and hanging space. Roman blind.

FAMILY BATHROOM

Panelled bath with shower over. Low level WC. Hand wash basin complemented with quality tiling.

LEASE

The property is available on an initial six/twelve month Assured Shorthold Tenancy with the possibility of renewing at the end of this period. The tenant will be responsible for the interior up keep of the premises. No Smokers or pets. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

PERMITTED PAYMENT

Early termination of your tenancy should you need to terminate your tenancy prior to the date in the agreement, we would need to seek permission from your landlord. We would normally need to find a new tenant to take over from the date you wish to vacate, but you will be responsible for the rent up to the date of the expiry of the agreement or until such time as new tenants sign a tenancy agreement, whichever is sooner. We will charge 50% of one month's rent + VAT, representing the charge for early termination. Replacement of a lost key/security devices, where required are charged at £50 or higher if reasonably required to cover cost of replacement keys/locks/fobs. Payments in respect of utilities, communication services, TV licence and council tax are the responsibility of the tenancy.

A default fee for late payment of rent is charged at 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed.

Amendments in tenancy contract/change in sharer (Tenants request) £50 Inc. VAT per change or any reasonable costs incurred if higher - to cover the costs associated with preparing and executing the paperwork required.

LETTING PROCEDURE

If the property is suitable a prospective tenant will be asked to complete a simple Referencing form and Right to Rent check. We require photo ID for all adults living at the property (e.g. Passport or Driving licence with paper counterpart). The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed. This property is available for an initial 6/12 month term thereafter a tenancy renewal term can be discussed. The landlord will require a returnable deposit equivalent to 5 weeks rent. No interest will accrue on the deposit, which will be registered with The Dispute Service (www.thedisputeservice.co.uk) in line with the new tenancy deposit scheme.

HOLDING FEE

A holding deposit will be required to reserve the property. This will be equal to One weeks rent and will go towards the total figure due on the date of occupancy. The holding deposit is taken and will be retained if the tenant provides false or misleading information, fails a Right to Rent Check, Withdraws from the property for no legitimate reason or fails to take all reasonable steps to enter into a

tenancy agreement and the landlord or agent takes all reasonable steps to do so. If a holding deposit is taken and a tenancy has not been signed into with 15 days, we would require written consent from the landlord to extend this period. The holding deposit is refundable if the landlord withdraws from the tenancy for a non-legitimate reason.

REDRESS

PL&J are members of The Property Ombudsman scheme.

INSURANCE

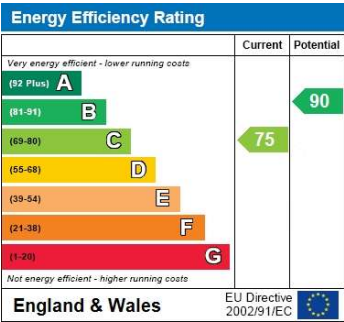
We advise that all tenants take out contents insurance. Our Client Money protection scheme is covered under Propertymark.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order. Council Tax Band: B

VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9.00 to 5.00 Monday to Friday and 10.00 to 13:30 on Saturdays.



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