



5 Bracken Way
WR14 1JH
Asking Price £1,200

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The Property Professionals

5 Bracken Way, Malvern, WR14 1JH

A modern and well presented three bedroom terraced house, situated in a popular location close to local amenities, schools and Malvern Link train station. The accommodation briefly comprises: hallway, living room, kitchen/diner, WC, three bedrooms (master with ensuite shower room) and bathroom. There is off road parking to the front of the property with a low maintenance enclosed garden to the rear. Gas central heating and UPVC double glazing throughout. Available from January 2026. EPC - C.

GROUND FLOOR

ENTRANCE

Entrance via part glazed door into:

HALLWAY

Radiator with cover. Doors to living room, WC and stairs rising to first floor.

LIVING ROOM

4.23m (13'11") x 3.91m (12'10") Max
UPVC double glazed window to front aspect. Radiator.
Door to:

KITCHEN/DINER

4.98m (16'4") x 2.95m (9'8")
UPVC double glazed doors into garden and UPVC double glazed window to rear aspect. Door to understairs storage. Kitchen fitted with a range of wall and base units with integrated oven and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Roll top work surface with 4 ring gas hob and one and a half bowl stainless steel sink. Radiator.

WC

Obscure glazed window to front aspect. Low level WC

and pedestal hand wash basin with tiled splash back. Wall mounted fuse board. Radiator.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and airing cupboard (housing hot water tank with shelving for airing). Loft hatch.

BEDROOM 1

3.32m (10'11") x 2.96m (9'9")
UPVC double glazed window to front aspect. Radiator and door to ensuite. Large shower cubicle, pedestal hand wash basin and low level WC with tiled splash back. Extractor fan and radiator.

ENSUITE

Large shower cubicle, pedestal hand wash basin and low level WC with tiled splash back. Extractor fan and radiator.

BEDROOM 2

2.97m (9'9") x 2.7m (8'10")
UPVC double glazed window to rear aspect. Radiator.

BEDROOM 3

2.73m (8'11") x 1.93m (6'4")
UPVC double glazed window to rear aspect. Radiator.

BATHROOM

UPVC obscure glazed window to front aspect. Bath with hand-held shower, pedestal hand wash basin and low level WC with tiled splash back. Extractor fan and radiator.

OUTSIDE

Paved off road parking area to the front of the property. Enclosed rear garden with a paved patio area, providing space for alfresco dining, and an astro-turfed area with timber shed.

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.

LEASE

The property is available on an initial 6/12 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.

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 within 15 days, we would require written consent from the tenant to extend this period. The holding deposit is refundable if the landlord withdraws from the tenancy for a non-legitimate reason.

PERMITTED PAYMENTS

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.

REDRESS

PL&J are members of The Property Ombudsman scheme.

INSURANCE

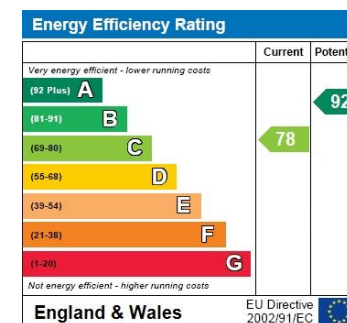
We advise that all tenants take out contents insurance. Our Client Money protection scheme is covered under Propertymark.

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.

DIRECTIONS

From our offices proceed north on the Worcester Road/A449. Turn left onto Newtown Road and continue along onto Leigh Sinton Road, then turn left onto Hill View Road. Take the 2nd left onto Bracken Way where the property can be found on the left hand side.



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