



27 Massey Drive  
WR5 1TN  
Asking Price £900

Philip Laney & Jolly  
THE PROPERTY PROFESSIONALS

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## 27 Massey Drive, Worcester, WR5 1TN

A well presented and spacious one bedroom house built in December 2022. The property briefly comprises a living room, modern kitchen, w/c, one bedroom and bathroom as well as benefiting from gas central heating, double glazing, parking for one vehicle and a private rear garden. EPC grade B, Council tax B.

### HALLWAY

Entrance door. Ceiling light point. Radiator. Stairs rising to first floor.

### KITCHEN

3.35m (11'0") x 2.68m (8'10")

Double glazed window to rear aspect. Fitted with a range of modern wall and base units with work surface on top and under cabinet lighting. Space for fridge freezer and washing machine/dishwasher. Electric oven with gas hob and extractor over. Stainless steel sink and drainer, Radiator and ceiling spot lights.

### LIVING ROOM

3.48m (11'5") x 3.35m (11'0")

Double glazed window to rear aspect and double glazed window to side aspect. Ceiling light point. Radiator.

### DOWNSTAIRS WC

Low level WC, wash hand basin and tiled splash back. Radiator.

### BEDROOM

3.48m (11'5") x 3.35m (11'0")

Double glazed window to rear aspect and double glazed window to side aspect. Radiator. Ceiling light point.

### SHOWER ROOM

Double glazed window to rear aspect. Low level WC, wash hand basin and shower cubicle with mains fed shower. Tiled walls.

### OUTSIDE

Private rear garden mainly laid to lawn with storage cupboard housing combi boiler. Electric point in garden. Parking is via one allocated space.

### 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 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](http://www.thedisputeservice.co.uk)) in line with the new tenancy deposit scheme.

### LEASE

The property is available on an initial six 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 not be acting as managing agents for this property.

### 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.

### PERMITTED PAYMENT

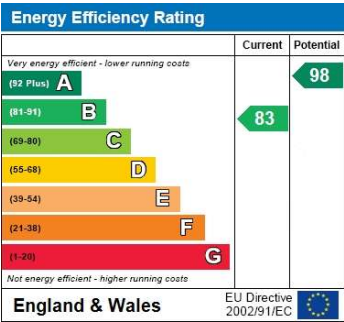
Early termination of your tenancy should you need to terminate your tenancy prior to the date in the agreement, we would need to seek permission from your landlord. We would normally need to find a new tenant to take over from the date you wish to vacate, but you will be responsible for the rent up to 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.

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.

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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