



8 Malus Close, Malvern, WR14 2WD £1,150 Per Calendar Month

A well-presented three-bedroom end of terrace home situated in the sought-after Malus Close, Malvern.

Upon entering the property, you are welcomed by a small entrance hallway providing access to a convenient downstairs WC. The hallway leads through into a comfortable and inviting lounge, perfect for relaxing or entertaining. To the rear of the property, you will find a modern kitchen/dining room offering an excellent space for family living, with patio doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

Upstairs, the property comprises three well-proportioned bedrooms, including a master bedroom benefiting from its own en suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden with access to a garage, providing additional storage or parking. To the front/side, there is off-road parking for two vehicles arranged in tandem.

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.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

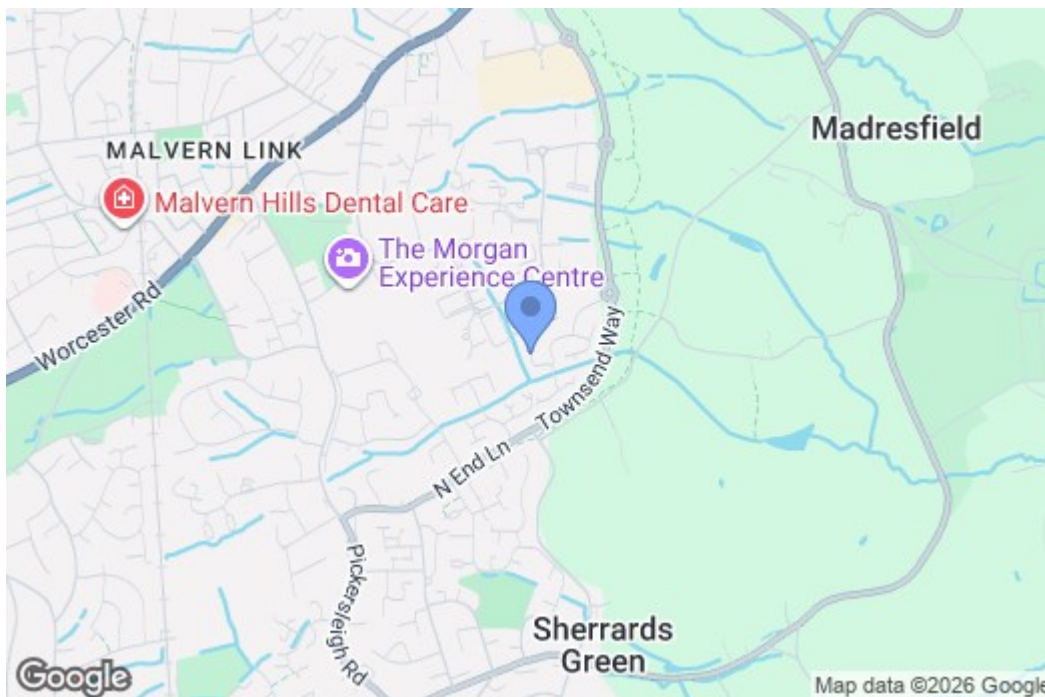
The tenancy agreement will be set up on period contract from the outset and APT.

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 Periodic Tenancy Agreement.

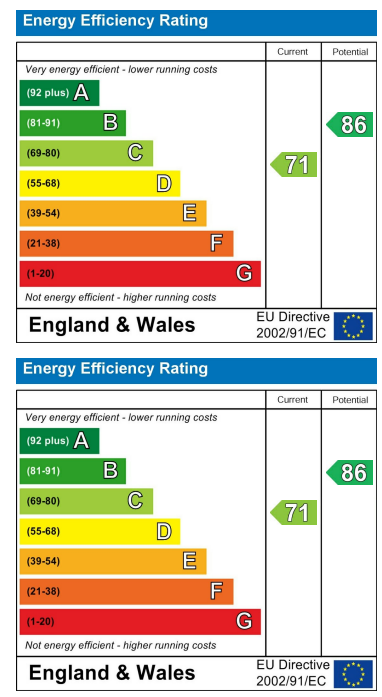
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Floor Plan

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.