



## 8 Millers Croft

Guarlford Road, Malvern, WR14 3QH

£1,650 Per Calendar Month





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## Reception Hall

Composite entrance door with double glazed side panels leading into the spacious reception hall with radiator, staircase rising to the first floor landing and doors to the living room, sitting room, kitchen and cloakroom.

## Cloakroom

Fitted with a low-level WC and space saver wash and basin. Heated towel rail, wood panelling to half height and obscure double glazed window to side.

## Sitting Room

12'11" x 10'10" (3.96 x 3.31)

Full height double glazed window to front elevation with fitted blinds, wood effect flooring, radiator and centre light.

## Living Room

17'10" x 12'11" (5.44 x 3.96)

A spacious room with wood flooring, double glazed French doors leading to the rear patio, vertical radiator, coving to ceiling, TV aerial point and living flame effect contemporary wall mounted electric fire.

## Kitchen

11'10" x 10'11" (3.63 x 3.33)

The kitchen is comprehensively fitted with a range of white high gloss base and eyelevel units with co-ordinating work surface with tile splash back and charcoal coloured composite one and a half bowl sink unit with spray head mixer tap. Five burner gas range cooker with twin ovens and grill with Rangemaster stainless steel extractor canopy above. Washing machine and integrated dishwasher, spot lighting, flooring as before, radiator with decorative cover and double glazed door with side panels leading to the rear garden.

## First Floor Landing

From the reception hall, the staircase rises to the first floor landing with linen storage cupboards and further airing cupboard housing hot water cylinder. Radiator with decorative cover, double glazed window to front and doors to three bedrooms and the family bathroom.

## Bathroom

The bathroom is fitted with a panelled bath with mixer tap and shower over, pedestal wash and basin and low-level WC. Heated towel rail, part tiling to walls, shaver point and obscure double glazed window to front.

## Bedroom One

14'10" x 13'0" (4.54 x 3.97)

Double glazed window to rear with fitted blind, radiator with decorative cover, TV aerial point, two built in wardrobes both with hanging rails and shelving above. Door to:

## En Suite Bathroom

The generous en suite is fitted with a panelled bath with mixer tap and shower attachment, fully tiled double shower cubicle with glazed screen housing rainfall head mains shower. Vanity wash hand basin and concealed cistern WC with cabinetry below and cosmetic plinth above. Heated towel rail, ceramic tile flooring, spotlights, extractor vent and obscure double glazed window to rear.

## Bedroom Two

16'8" x 8'3" (5.10 x 2.53)

Double glazed windows to both front and rear, both with fitted blinds, radiator and TV point.

## Bedroom Three

12'11" x 10'10" (3.95 x 3.32)

Double glazed window to front with fitted blind, triple wardrobe, radiator.

## Second Floor Landing

From the first floor landing, the staircase rises to the second floor with Vaux window to front, cupboard to eaves storage space and doors to bedroom four and shower room.

## Bedroom Four

12'11" x 12'7" (3.95 x 3.85)

Double glazed window to front, hatch to loft space, radiator and door to eaves storage space.

## Shower Room

The shower room is fitted with a fully tiled cubicle housing rainfall head mains shower, vanity wash and basin with cupboards below and low-level WC. Part tiling walls, shaver point, spotlights, extractor vent and heated towel rail.

## Outside

To the front of the property are four parking spaces and access to the garage. There is a small shrub border which adds interest.

Adjoining the rear of the property is a substantial paved patio seating area with view to the Malverns, The garden is enclosed by timber fencing to all sides with ornamental trees providing screening to the rear. There is a level lawn, edged with sleepers, a raised herb bed, timber garden shed, outside lighting, water supply and power along with a courtesy door to the rear of the garage.

## Integral Garage

Electric roller door, light, power and court courtesy door to the rear garden.

Tel: 01684 561866

## Council Tax Band

We understand that this property is council tax band E

This information may have been obtained via [www.voa.gov.uk](http://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.

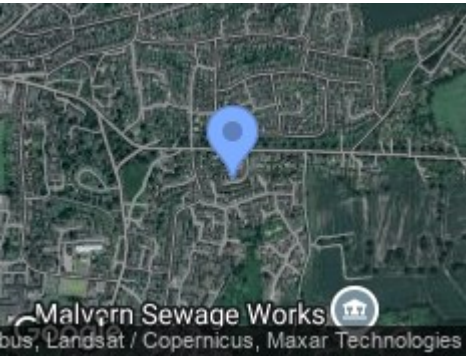
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.



Road Map



Hybrid Map



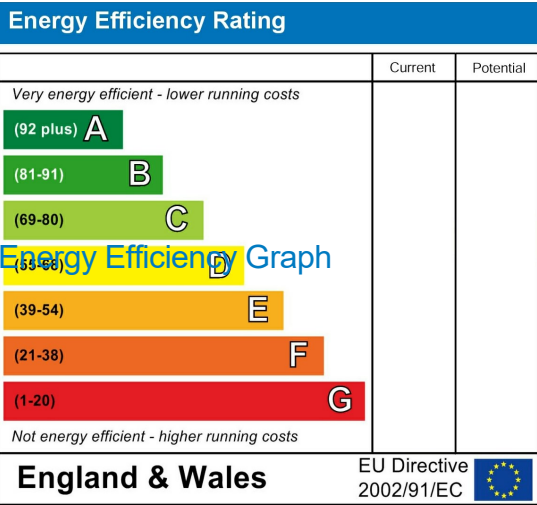
Terrain Map



Floor Plan

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.



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.