



## 7 Bramble Close, Marford, LL12 8LU

**£900 PCM**

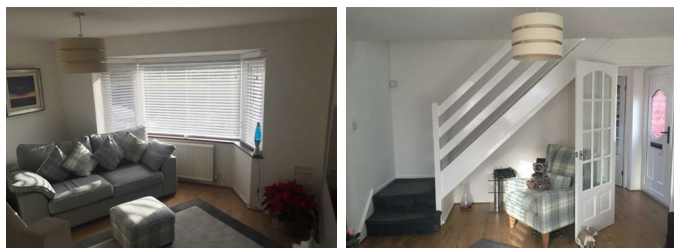
Two bedroom semi-detached house with garage situated in quiet residential cul-de-sac, in the sought after village location of Marford. This well presented accommodation comprises of an entrance hall, lounge, kitchen/breakfast room, 2 double bedrooms and modern bathroom. Gas central heating and double glazed windows throughout. Externally there is a private enclosed rear garden, off road parking and a single garage. Property available from early June. PLEASE USE CONTACT AGENT BUTTON TO REGISTER YOUR INTEREST.

This property is approached over a tarmac drive to an open porch with light under. UPVC part glazed front door into the hallway.

### Hallway

Wood effect flooring. Smoke alarm, radiator with shelf over. Door off.

### Lounge 14'10" max x 12'6" (4.53 max x 3.82)



UPVC double glazed bay window to the front elevation. Two double radiators, wood effect flooring. Fireplace with electric fire, telephone and tv point, heating thermostat. Stairs rising to first floor.

### Kitchen 12'6" x 9'7" (3.80 x 2.91)



Fully fitted Kitchen comprising of cream shaker style wall, base and drawer units with complimentary worktops and splash backs. Integrated fridge freezer, 4 burner gas hob with stainless steel splash back and a stainless steel and glass extractor fan over. Electric fan oven. 1½ bowl stainless steel sink and drainer with a chrome mixer tap over. Space for a washing machine, wood effect flooring. Double glazed patio doors to rear garden. Radiator.

### First Floor Landing

UPVC double glazed window to rear. Smoke alarm, access to attic. Doors off.

### Bedroom 1 12'7" x 9'11" (3.84 x 3.01)



UPVC double glazed window to the front elevation. Two freestanding double wooden wardrobes and a dressing table with drawers. Built in cupboard with hanging rail.

### Bedroom 2 9'8" x 6'9" (2.94 x 2.06)



UPVC double glazed window to the rear elevation. Radiator, airing cupboard with shelf and radiator. Built in cupboard with hanging rail.

## Bathroom



UPVC double glazed window to the rear elevation. A white bathroom suite comprising of a panelled bath with glass shower screen, chrome towel rail with chrome mixer taps and mains shower over. Pedestal wash hand basin with mixer taps over and a close coupled W.C. Wall mounted chrome towel rail, fully tiled walls and tiled floor.

## Externally

### Front

Tarmac drive providing off road parking, leading to a single garage with up and over door. Lawn area to the left hand side.

### Garage 16'6" x 7'10" (5.03 x 2.40)

Up and over door, lighting, 2 power points, electric and gas meter. Wall mounted Worcester gas combi boiler. UPVC part glazed door to rear garden.

## Rear



An enclosed rear garden with a paved patio, outside tap and lighting. Lawn area with a borders containing a variety of plants.

## TENANT FEE GUIDE

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For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

**Holding Deposit** The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

**Deposit** The equivalent of 4/5 weeks rent (per tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

**Unpaid Rent Interest** at 3% above the Bank of England Base Rate

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 Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. 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 keys or other security devices.

### Leases & Lettings

### Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
- Council tax, water rates, gas and electricity

charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.

- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

### Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.
- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.
- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the

cutting of new keys and delivery of those keys to the tenant.

- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

#### Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

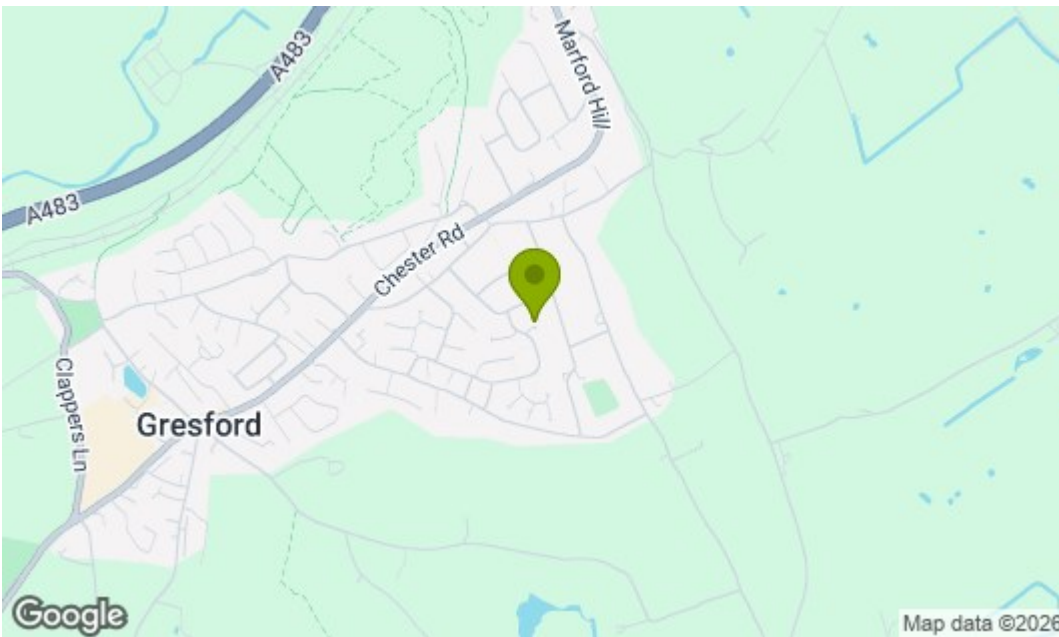
#### Tenant Protection

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>1</b>	<b>1</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.