



## 12 Foxglove Close

Malvern, Worcestershire, WR14 3SU

£875 Per Calendar Month



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Located within a popular residential cul-de-sac and backing onto open ground, this end of terrace home offers well presented accommodation to include entrance hall, lounge/diner and re-fitted kitchen, whilst to the first floor there are two bedrooms and bathroom. The property also benefits from gas central heating, double glazing, enclosed rear gardens and two off road parking spaces. Available to let on an unfurnished basis from April 2026. EPC Rating C. Sorry, no pets

## Entrance Hall

A upvc double glazed entrance door leads into the Entrance Hall with double glazed window to side and double cloaks storage cupboard.

A contemporary part glazed door leads into:

## Living Room with Dining Area

11'8" x 11'8" (4.79m x 3.56m)

Having double glazed window to front, double radiator, TV point and staircase rising to the First Floor Landing.

A door leads into:

## Fitted Kitchen

7'1" x 11'6" (2.18m x 3.53m)

Refitted with a range of base and eye level units with working surfaces over, stainless steel sink unit and coloured splash backs. Slot in gas oven. Plumbing for washing machine and slim dishwasher and space for fridge/freezer. Radiator, double glazed window and door leading the rear garden.

## First Floor Landing

From the Lounge the staircase rises to the First Floor Landing with hatch to boarded loft space with pull down ladder, radiator and doors to all rooms.

## Bedroom One

11'7" x 8'2" (3.55m x 2.51m)

(including wardrobes) Double glazed window to rear overlooking open ground, radiator, TV point and two built in wardrobes with hanging rails and over head storage.

## Bedroom Two

11'8" x 8'4" (3.58m x 2.56m)

(excluding recess) Double glazed window to front, radiator, TV point, over stairs storage cupboard and further built in cupboard with hanging rail and shelving.

## Bathroom

6'0" x 5'7" (1.85m x 1.71m)

Fitted with a white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Part tiling to walls, heated towel rail, extractor fan and obscured window to side.

## Outside

To the front of the property is a tarmac hard standing providing off road parking for one vehicle and gated side access to the rear garden. An additional off road parking space is located a short distance to the side of the property.

The rear gardens are south facing and adjoin open ground, having a paved patio seating area and level lawn. To one side is a raised shrub bed and a paved pathway provides access to the large timber garden shed.

## Disclaimer

Photographs of this property may have been taken prior to the current tenants 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.

## Directions

From our Malvern office proceed down Church Street, through the traffic lights to Barnards Green. At the roundabout take the third exit towards Upton Upon Severn and proceed ahead bearing right after the Bluebell Inn into Bluebell Close. Turn left into Campion Drive and right into Foxglove Close where the property will be located.

## Council Tax Band

We understand that this property is council tax band B.

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 and 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 Unmanaged

This Tenancy will be managed by 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.

Energy Efficiency Rating

Current Previous

87

69

EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

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