



## 65 Quest Hills Road

Malvern, WR14 1RL

£1,000 Per Calendar Month



info@dennyandsalmond.co.uk



01684 561866



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# 65 Quest Hills Road, Malvern, Worcestershire, WR14 1RL

Located within a popular residential area, this extended semi detached home offers accommodation to include entrance porch, dining room, living room, kitchen and cloakroom/utility. To the first floor there are three generous bedrooms, bathroom with separate shower and WC. In addition, the property has the benefit from gas central heating, double glazing, rear garden with off road parking, detached garage and cellar storage. Available to let form November on an unfurnished basis. This property is not suitable for young children.

## Entrance

Double glazed porch with electric panel heater tiled flooring and UPVC double glazed door to

## Dining Room

12'2" x 10'11" (3.71m x 3.35m)

Radiator, double glazed window, telephone point, door to the kitchen and an archway to living room.

## Living Room

23'1" x 11'3" (7.06m x 3.44m)

2x UPVC double glazed windows to the front aspect, 2x radiator, sliding double glazed patio doors to rear garden. Gas coal effect living flame fire set on a marble hearth with painted wooden mantle over. TV and telephone point.

## Kitchen Breakfast Room

3.68m x 3.64m

Fitted with a range eye and base level storage units with roll top worksurfaces over. Stainless steel 1 ½ bowl single drainer sink unit with swan neck mixer tap. Dishwasher, fridge and under counter freezer. Electric fan assisted oven 4 point gas hob and extractor hood over. Radiator, double glazed window to rear and stairs rising to the first floor. Opening leading to:

## Rear Hall

Double glazed door to rear garden, concertina door to storage cupboard with coat hooks. Tiled floor and a door to:

## Utility/Cloakroom WC

2.06m x 1.52m

Comprising of a low flush WC. Wall mounted wash hand basin, "Bosch" washing machine installed with work surface over. Single radiator. Wall mounted gas combination central heating boiler and tiled flooring.

## Landing

First floor landing, access to loft space and doors to all rooms.

## Bedroom One

11'4" x 14'1" (3.46m x 4.31m)

(Narrowing to 3.29m - 10'10") 2x double glazed window to the front aspect and radiator.

## Bedroom Two

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

Ornate cast-iron fireplace with mantle over, two times built-in wardrobes inset into the chimney breast recess with hanging rail and shelving. Double glazed window to the front aspect and radiator.

## Bedroom Three

11'11" x 9'1" (3.64m x 2.77m)

Double glazed window to rear aspect, radiator and over stairs storage cupboard.

## Separate WC

Comprising of low flush WC , radiator and double glazed window to rear.

## Bathroom

8'7" x 7'8" (2.62m x 2.35m)

White suite comprising of a panelled bath, pedestal wash and basin with vanity cupboard over and corner tiled shower cubicle with Triton electric shower. Double glazed window to rear and radiator.

## Outside

Approached from Quest Hills Road via a pedestrian access gate into the fore garden. Gated side access leads to the rear garden.

Adjoining the rear of the property is a raised patio area accessed from the Living Room and the Rear

Porch. From here steps lead down to the Cellar which has light and power connected.

The rear garden is generous in size being primarily laid to lawn with various mature shrub borders, a metal storage shed and concrete sectional garage. The property enjoys ample off road parking upon an enclosed block paved area accessed via Lower Quest Hills Road.

## Council Tax Band

We understand that this property is council tax band C.

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 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.

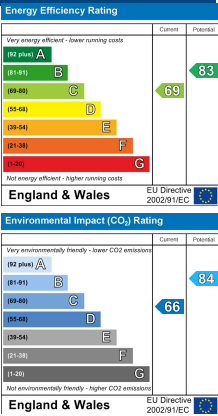
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

## 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 to Link Top and continue ahead at the traffic lights on the Worcester Road. Bear left at the next set of traffic lights into Albert Park Road and then right into Quest Hills Road. The property will be located on the left hand side.



13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: [info@dennyandsalmond.co.uk](mailto:info@dennyandsalmond.co.uk) Web: [www.dennyandsalmond.co.uk](http://www.dennyandsalmond.co.uk)