Denny & Salmond

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Residential Sales & Letting Agents

78 Ryle Way

Malvern, WR14 3RW

£2,000 Per Calendar Month

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A brand new family home located on the popular Persimmon Malvern Rise development, ideally situated for access to local amenities including The Chase High School.
The Himbleton design has accommodation comprising reception hall, cloakroom, living room and generous L shaped family room, dining area and kitchen with doors to the enclosed rear garden.
To the first floor are four bedrooms, the master with en suite shower room and a further family bathroom.
A double width driveway to the side and single garage offer ample parking.
Available to let from late July.

Reception Hall
Entrance door with obscured glazed side panels to either side, wood effect flooring, radiator and staircase rising to the first floor landing.

Doors lead to the Living Room, Family Room and:

Cloakroom
Fitted with a low level WC and basin with tiled splash back. Radiator and wood effect flooring as in the Reception Hall.

Living Room
10'2" x 17'3" (3.12 x 5.27)
Double glazed window to front elevation with a lovely view of the Malvern Hills. French doors leading to the rear patio of seating area, wood effect flooring, two radiators and TV point.

Family Room and Kitchen
24'2" x 16'6" max (7.37 x 5.04 max)
The L shaped Family Room and Kitchen forms the hub of the house, having a seating area and dining area.
The kitchen is fitted with a stylish range of grey blue contemporary shaker style base and eye level units with a quartz worksurface and under demounted 1.5 bowl sink unit with mixer tap. Integrated fridge and freezer, electric oven and hob with splashback and extractor hood over. Integrated dishwasher, wood effect flooring, full height double glazed windows to front and further windows to side and rear. French doors lead to the rear garden beyond. Spotlighting, radiator and double doors which lead to a concealed Utility Area.

Utility Area
Plumbing for washing machine, space for further under counter appliance, working surface and spotlighting.

First Floor Landing
From the Reception Hall the staircase rises to the first floor landing with radiator, built storage cupboard and doors to all rooms.

Bedroom One
13'2" x 13'3" (4.02 x 4.06)
Full height double glazed window to front elevation with a glorious view of the Malvern Hills. Built in full height wardrobes to one wall, radiator and room thermostat.

En Suite Shower Room
Fitted with a fully tiled, oversized glazed shower cubicle housing main shower with rainfall shower head. Pedestal wash and basin, low-level WC, heated towel rail and obscure window to front.

Bedroom Two
13'6" max x 10'4" (4.11m max x 3.15m)
Full height mirror fronted wardrobes, further over stair storage cupboards, radiator and window with view towards the Malvern Hills.

Bedroom Three
10'9" x 8'7" (3.28 x 2.62)
Double glazed window to rear, radiator.

Bedroom Four
6'8" x 7'10" (2.04 x 2.41)
Double glazed window to rear, radiator.

Bathroom
The bathroom with a white suite comprising panelled bath with Mira Vie electric shower over and glazed screen. Pedestal wash hand basin, low level WC, double glazed window to rear, radiator and attractive tiling to walls.

Outside
To the front of the property is a lawned foregarden with recently planted hedge. A pathway leads to the entrance door.

The rear garden is due to be laid to turf and has a paved patio seating area adjoining the living room and also the Dining area of the Kitchen. Enclosed by timber fencing, the garden has outside power supply and lighting.

Garage
A double width driveway leads to the single garage with metal up and over door and gated side access into the rear garden.

Council Tax Band
We understand that this property is currently awaiting its council tax banding.
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.

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.

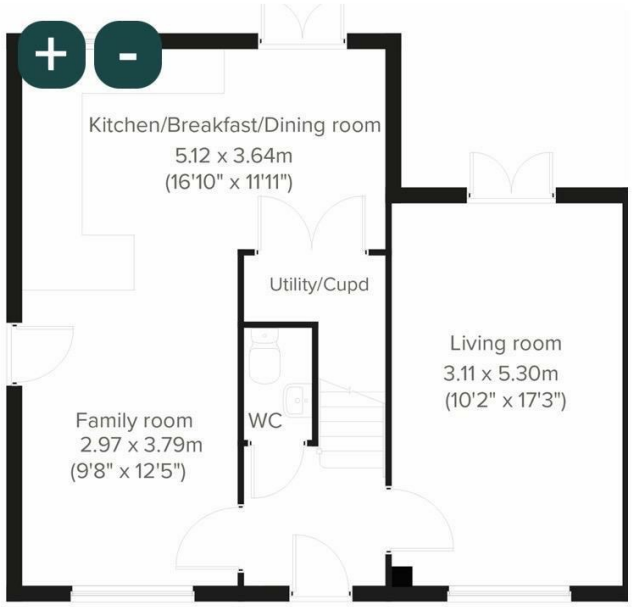
Road Map

Hybrid Map

Terrain Map

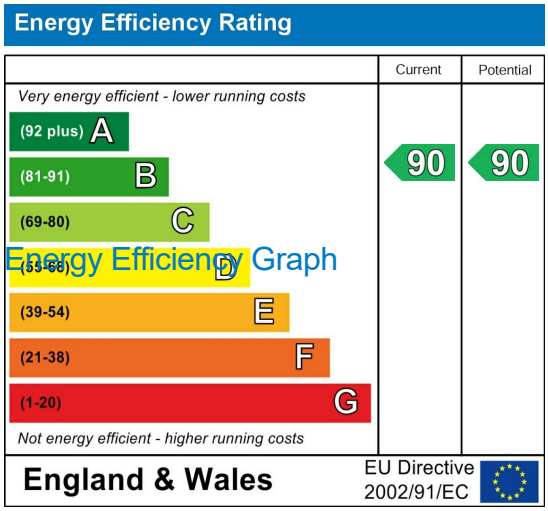
Floor Plan

Ground floor



Room	Metres	Feet & Inches
Kitchen/Breakfast/Dining room	5.12m x 3.64m	16' 10" x 11' 11"
Family room	2.97m x 3.79m	9' 8" x 12' 5"
Living room	3.11m x 5.3m	10' 2" x 17' 3"

Disclaimer



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.

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