



12 Campion Drive

Malvern, Worcestershire, WR14 3SP

£1,250 Per Calendar Month



12 Campion Drive, Malvern, Worcestershire, WR14 3SP

Located within easy reach of local schools this three bedroom semi detached home offers accommodation to include entrance hall, living room, dining room, conservatory, kitchen and utility whilst to the first floor there are three bedrooms, the master with en-suite shower room and a further family bathroom. With double width driveway parking and an enclosed South facing rear garden this is a lovely family home. Available from End of May.

Entrance Hall

A part glazed entrance door leads into the Entrance Hall with radiator, staircase and doors to the Dining Room and Kitchen.

Kitchen

8'9" x 8'11" (2.67m x 2.72m)

Fitted with contemporary base and eye level units, working surfaces sink unit and tiled splash backs. Double oven, Double glazed window to front and door to:

Utility Room

Plumbing for washing machine, space for tumble drier and also space for large fridge/freezer.

Dining Room

9'6" x 7'4" (2.90m x 2.24m)

Radiator and squared opening into the Conservatory.

Living Room

14'6" x 9'11" (4.42m x 3.02m)

Radiator and double glazed sliding doors into Conservatory.

Conservatory

15" x 9" (4.57m x 2.74m)

Of brick and upvc double glazed construction with radiator and double doors leading to the rear garden.

Landing

With doors to all rooms.

Bedroom One

14'4" x 9'4" (4.37m x 2.84m)

Double glazed window to front, radiator and door to:

En Suite Shower Room

Fitted with a tiled shower cubicle, pedestal wash hand basin and low level WC. Obscured double glazed window to front, radiator.

Bedroom Two

9" x 7'6" (2.74m x 2.29m)

Double glazed window to rear, radiator.

Bedroom Three

8'3" x 7'6" (2.51m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Extensive tiling, radiator and obscured double glazed window to side.

Outside

To the front of the property there is ample off road parking.

The former garage retains some storage space to the front.

Gated side access leads to the enclosed rear garden with level lawn and mature shrubs.

Council Tax Band

We understand that this property is council tax band C

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 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.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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.

Disclaimer

Photographs of this property were taken prior to the current tenant's 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.

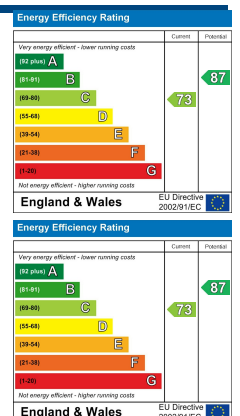
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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Directions

Proceed from our office down Church Street to Barnards Green. Take the 3rd exit at the island, towards Upton Upon Severn. Turn right after the Bluebell pub into Bluebell Close. Take the first left and the property will be located on the right hand side as indicated by our agent's TO LET board.



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