



22 Ryle Way

Malvern, WR14 3RW

£1,300 Per Calendar Month



22 Ryle Way, Malvern, Worcestershire, WR14 3RW

Situated on the popular Malvern Rise, Persimmon Homes development, this brand new semi-detached family home offers comfortable accommodation with easy reach of local schools, amenities and Great Malvern railway station. The accommodation in brief comprises entrance hall, cloakroom, living room and dining kitchen whilst to the first floor are three bedrooms and family bathroom. Parking at the front of the property with wiring installed in readiness for electric car charging if needed, and an enclosed garden. Available from February.

Entrance Hall

A composite entrance door leads into the Reception Hall with staircase rising to the First Floor, radiator and door to the Living Room.

Living Room

13'5" x 12'0" (4.09 x 3.68)

Double glazed window with door to kitchen, radiator, TV point and FibreNest broadband hub.

Cloakroom

6'7" x 3'3" (2.03 x 1.01)

Fitted with a low-level WC, pedestal wash, hand, basin and radiator.

Dining Kitchen

8'9" x 15'3" (2.68 x 4.65)

The kitchen is fitted with a range of white base and eye-level units with a marble effect work surface. Worksurface with upstands, stainless steel, one and a half bowl sink unit with mixer tap, integrated electric oven, electric ceramic hob, and extractor hood. Plumbing for washing machine and dishwasher, space for fridge freezer, concealed Ideal Logic gas central heating boiler, radiator, and double-glazed

windows with views of the garden and french patio doors to the garden.

First Floor Landing

From the Reception hall the staircase rises to the First Floor Landing with doors to all rooms.

Bedroom One

15'3" (max) x 8'11" (4.67 (max) x 2.74)

Double glazed window to front and radiator.

Bedroom Two

9'3" x 10'5" (2.82 x 3.19)

Double-glazed window to rear with views of the Malverns, radiator

Bedroom Three

10'6" x 5'9" (3.21 x 1.77)

Double-glazed window to rear with views of the Malverns, radiator

Garden

Enclosed garden with patio and lawn. Outside light, tap and power point.

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.

Disclaimer

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.

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

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.

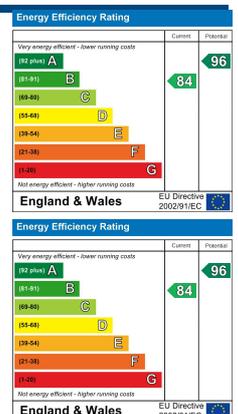
Please ask a member of staff if you have any questions about our fees.

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Directions

From our Malvern office, proceed down Church Street to Barnards Green. At the roundabout take the 4th exit on to Court Road and continue along as the road leads to St Andrews Road, towards the end of the road, turn left into the Persimmon Homes site, follow the road around the left of the grass area and take the 2nd right into Ryle Way, the property is at the end of the road as indicated by our agent's TO LET board.



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