



## 4 Merton Road

Malvern, WR14 1ND

£1,150 Per Calendar Month



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Situated within easy reach of the amenities of Malvern Link, this period mid terraced home offers comfortable accommodation comprising living room, dining room and extended kitchen whilst to the first floor there are two bedrooms and a stylish bathroom. A loft conversion provides a further double bedroom. To the rear are low maintenance courtyard gardens. Available from the 26th of May, viewing is via the Agent.

### Entrance Porch

A part glazed UPVC entrance door leads into the Entrance Porch with slate tiled flooring and double glazed window side with further part glazed door into:

### Living Room

11'10" x 11'11" (3.62 x 3.64)

Wood burning stove with oak mantle and slate hearth, dark wood effect flooring, double glazed window to front with fitted plantation shutters, radiator and door to Inner Hallway.

### Dining Room

12'2" x 11'11" (3.71 x 3.64)

Double glazed window to rear, deep under stairs storage cupboard, dark wood effect flooring and attractive ornamental cast iron fire surround with tiled hearth.

### Kitchen

The Kitchen is fitted with a range of base and eye level units with marble effect work surface over and tiled splashback. Integrated electric single oven with hob and extractor hood above. Ceramic sink unit with Swan neck mixer tap, double glazed windows to side, further window to rear, slate tiled flooring and UPVC double glazed door to the rear garden beyond. Radiator, plumbing for washing machine and space for under counter fridge and freezer.

### First Floor Landing

From Inner Hallway, the staircase rises to the first floor landing with doors to all rooms.

### Bedroom Two

12'0" x 11'11" (3.66 x 3.65)

Double glazed window to front with fitted blind, ornamental cast iron fire surround, radiator.

### Bedroom Three

8'7" x 6'0" (2.62m x 1.83m)

Double glazed window rear, radiator and decorative wood panelling to one wall.

From the Inner Landing access leads to both the Bathroom and the staircase which ascends to the master bedroom. A useful deep under stairs cupboard provides storage.

### Bathroom

The well proportioned, stylish bathroom is fitted with a white suite comprising panelled bath with mains shower with rainfall head and additional shower attachment over. Vanity wash and basin with cosmetic drawers below and low-level WC. Wood effect flooring, extensive tiling to walls, spotlights, window to rear with fitted shutters and heated towel rail.

### Bedroom One

11'5" x 13'5" (3.48m x 4.09m)

From the Inner Hallway, a door leads to the staircase rising to Bedroom One with Velux window to rear and radiator.

### Outside

To the front of the property is a small enclosed fore garden planted with a flowering shrubs.

To the rear of the property is an enclosed low maintenance courtyard garden providing a sheltered seating space with gated access leading onto Merton Road.

Parking is on road.

### 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 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.

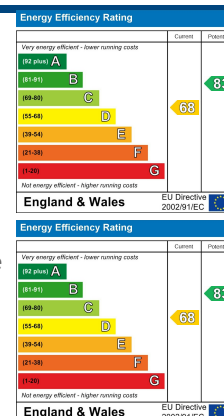
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

## 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 office: Head north on Worcester Rd/A449 towards Queen's Dr - 1.4 Turn left onto Richmond Rd The destination will be on the left What three words - [///renew.overdrive.payer](http://renew.overdrive.payer)



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