



2 Seymour Court

Malvern, WR14 1EW

£975 Per Calendar Month



Located in a cul-de-sac position and newly decorated throughout, this mid terraced home offers comfortable accommodation to include open plan living room with dining area, kitchen, two bedrooms and bathroom. Further benefits include gas central heating, double glazing, off road parking and an enclosed gravelled rear garden. Available from January 2026.



Entrance Vestibule

Double glazed entrance door leads into the Entrance Vestibule with cloaks hooks, radiator and opening into:

Living Room

17'7" x 12'11" (5.38 x 3.96)

Double glazed window to front, laminate flooring, radiator, TV and telephone points, stairs to the First Floor and door to Kitchen.

Kitchen

12'11" x 7'10" (3.96 x 2.41)

Fitted with cream fronted base units with work surface over and tiled splash backs. Stainless steel sink unit, plumbing for washing machine, wall mounted gas central heating boiler, space for fridge, electric cooker with extractor canopy over and double glazed window and door to the rear.

First Floor Landing

Bedroom One

12'4" x 12'11" (3.78 x 3.96)

Double glazed window to front and radiator.

Bedroom Two

13'8" x 7'6" (4.17 x 2.31)

Double glazed window to rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splash backs, shaver point and light, radiator and obscured double glazed window to rear.

Outside

To the front of the property is a small lawned foregarden with pathway leading to the front door. The rear garden is pebbled for ease of maintenance with a raised floral border and timber shed.

A pathway leads to the allocated off road parking area.

Council Tax Band

We understand that this property is council tax band B

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

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.

Agents Note

We are required by Law to disclose that this property is owned by a member of staff employed by Denny & Salmond Estate Agents

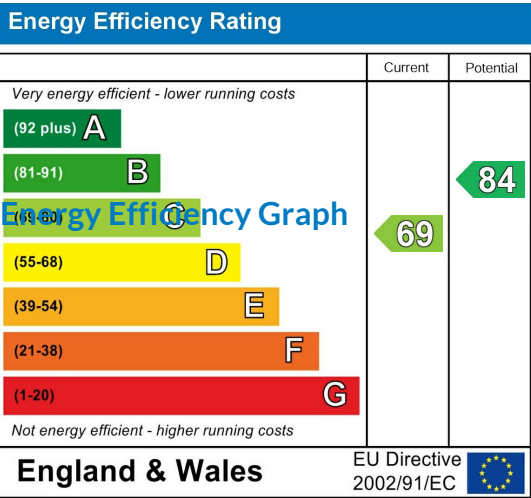
Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=O1s8rOaSCFI>

Area Map



Floor Plans



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.