Denny & Salmond

01684 561866

Residential Sales & Letting Agents

48 Bracken Way

Malvern, WR14 1JH

£1,450 Per Calendar Month

3 2 1 C

info@dennyandsalmond.co.uk 01684 561866 facebook

48 Bracken Way, Malvern, Worcestershire, WR14 1JH

A well presented three bedroom detached property within the popular Malvern Vale development and is within walking distance of local amenities and popular primary and secondary schools. In brief the accommodation comprises; Entrance hall, living room, kitchen dining room and cloakroom. Whilst to the first floor is a master bedroom with an en-suite shower room, two further bedrooms and bathroom. With front and rear gardens, a single detached garage, driveway parking, gas central heating and double glazing throughout. EPC Rating C
Available from February.

Entrance Hall
A hardwood door leads into the Entrance Hall with stairs rising to the First Floor, door to understairs storage cupboard, doors to Living Room, Cloakroom and Kitchen Dining Room. Radiator.

Living Room
18'9" x 10'4" (5.73m x 3.15m)
A light room benefitting with double glazed window to the front aspect and double glazed French doors opening out to the rear garden. Two radiators and Karndean flooring.

Kitchen Dining Room
18'10" x 8'11" (5.75m x 2.74m)
The Kitchen is fitted with eye and base level units with working services and stainless steel sink unit with drainer and mixer tap. Electric integrated oven, four ring gas hob, stainless steel splashback and Zanusi extractor above. Space and plumbing for washing machine and space for further undercounter appliance. Cupboard housing Logic gas central heating boiler, space for tall appliance, double glazed window to the front aspect and tile effect flooring.

The Dining area benefits from double glazed French doors opening out to the rear garden. the continuation of the tile effect flooring and radiator.

Cloakroom
6'2" x 3'9" (1.90m x 1.16m)
Fitted with a contemporary vanity unit with circular sink, chrome mixer tap and drawers below. Low flush WC, obscured double glazed window to the rear aspect and tiled flooring. Radiator and wall mounted electric fuse board.

First Floor
From the Entrance Hall, stairs rise to the First Floor landing, with doors off to all Bedrooms and Bathroom. Door to Airing Cupboard housing hot water tank and shelving. Access to loft space via hatch. Radiator and double glazed window to the rear aspect.

Master Bedroom
14'9" x 10'6" (4.50m x 3.21)
Double glazed windows to the side and rear aspects, radiator and built in double wardrobe. Door to En-Suite Shower Room.

En-Suite Shower Room
6'8" x 3'11" (2.05m x 1.20m)
Fitted with a white suite comprising low flush WC, pedestal wash hand basin and double walk-in shower, with mains shower, fully tiled walls and glazed sliding door. Obscured double glazed window to the front aspect, extractor to ceiling and radiator.

Bedroom Two
11'1" x 9'2" (3.40m x 2.80m)
Double glazed window to the front aspect with views towards to the Malvern Hills, radiator and wood effect flooring.

Bedroom Three
9'2" x 7'4" (2.80m x 2.25m)
Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bathroom
7'8" x 6'4" (2.35m x 1.95m)
Fitted with a white suite comprising, pedestal wash hand basin, low flush WC and panelled bath with hand held shower attachment and tiled walls. Radiator, shaver point, extractor to ceiling and obscured double glazed window to the front aspect.

Garage
18'0" x 9'0" (5.50m x 2.75m)
With up and over door, power, electric and storage space in the eaves.

Outside
The private garden at the rear of the property is predominantly laid to lawn with fence and brick wall boundaries. Accessed from either the Living Room or Kitchen Dining Room out onto slabbed patio seating areas. With the continuation of the slabbed path to the gated side access.

To the front of the property is a small fore-garden with shrub and plant filled borders, slabbed path leads to the front door and continues to the side of the property where the gated access leads into the rear garden. At the rear of the garden is the detached garage with driveway parking in-front.

Council Tax Band
We understand that this property is council tax band D.
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 Unmanaged
This Tenancy will be managed by 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 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.

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 on Worcester Road proceed in the direction of Link Top, turning left at the traffic lights onto Newtown Road and continuing onto Leigh Sinton Road. Turn left at the traffic lights onto Sayers Avenue and right onto Swinyard Road. Turn right onto Bracken Way and the property will be located on the left hand side.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY
Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk