



## 53 Redland Road, Malvern, WR14 1LY £995 Per Calendar Month

Situated in a popular residential road, close to the amenities of Malvern Link, this end terraced home is available for let from early November on an unfurnished basis. The accommodation comprises living room, dining room, refitted kitchen and utility area whilst to the first floor there are two bedrooms and bathroom. To the rear are low maintenance gardens and the property further benefits from gas central heating and double glazing throughout. Available from May. EPC Rating D

### **Living Room 15'6" x 11'7" (4.74 x 3.55)**

A wooden door with stained glass above leads into the Living Room with double glazed bay window to front aspect, radiator, gas fire with coal effect inset to an exposed brick chimney breast with a wooden mantle. Cupboard housing electric meter, Wooden dado rail, wooden skirting, cupboard giving access to under the stairs storage cupboard. Archway leading to:

### **Dining Room 11'7" x 10'11" (3.54 x 3.35)**

Double glazed window to the rear aspect, cupboard under the stairs, wooden balustrade staircase rising to the first floor, radiator, wooden skirting and door to:

### **Kitchen 9'6" x 6'7" (2.91 x 2.03)**

The kitchen is newly fitted with a range of pale grey base and eyelevel units with bleached effect worksurface with integrated single oven and electric hob with glass splashback and extractor hood over. Integrated Slimline dishwasher, stainless steel sink unit, with mixer tap, radiator, inset, spotlighting, window to side and concealed Worcester gas central heating boiler.

### **Utility Room**

An opening leads to the utility room with cabinetry as in the kitchen, plumbing for washing machine and space for tall, fridge freezer. Double glazed window to rear, inset, spotlighting, and part glazed door to rear garden.

### **First Floor Landing**

Stripped wooden doors leading to all rooms.

### **Bedroom One 11'8" x 10'11" (3.57 x 3.34)**

Fitted with a range of wooden fitted wardrobes, ornamental fire surround, double glazed window to the front aspect, radiator,

### **Bedroom Two 7'8" x 7'7" (2.36 x 2.32)**

Double glazed window to the rear aspect, built in storage cupboard and shelving over the stairs, radiator

### **Bathroom 9'7" x 6'9" (2.94 x 2.06)**

Fitted with a white suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level WC, separate mains shower cubicle with glass door, double glazed window with obscured glass to the rear, two radiators.

### **Outside**

To the front of the property is a small fore garden with several shrubs and plants enclosed by a brick wall.

A pathway continues to the side of the property, giving access to the rear and also a right of way for one adjoining property.

From the kitchen door, there is a paved courtyard area with steps to a further garden with herringbone block paving and a brick built BBQ. A wooden Pergola provides an attractive seating area with shade and privacy, Raised flowerbeds and further steps lead to timber sleeper seating 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](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**

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.

### **Tenancy Unmanaged**

This Tenancy will be managed by the landlord.

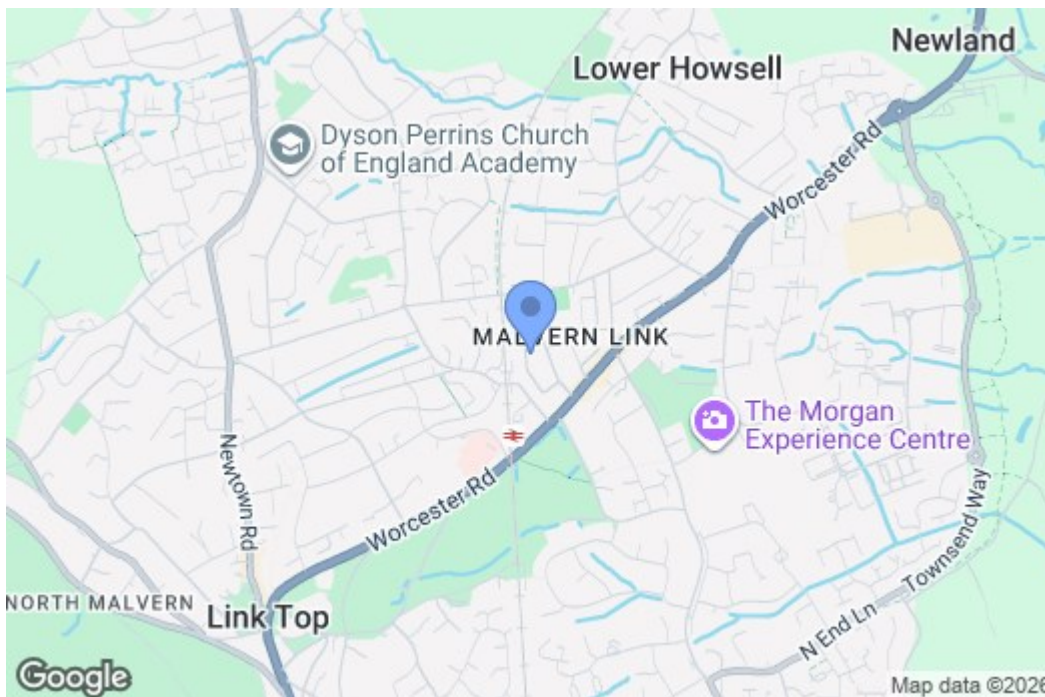
The tenancy agreement will be set up on an initial 6 months period.

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.

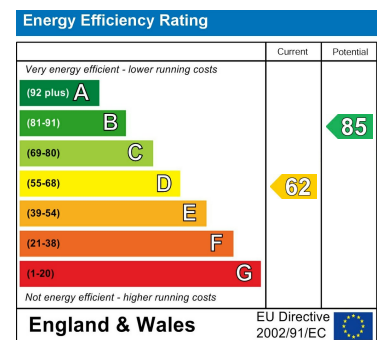
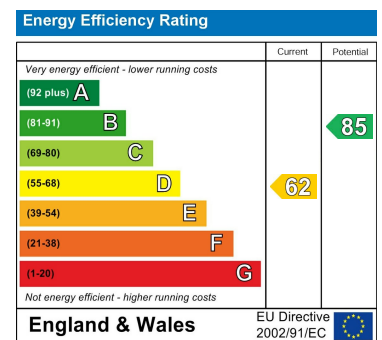
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.