



35 Lower Chase Road, Malvern, WR14 2BX £875 Per Calendar Month

Conveniently located near Barnards Green, this two bedroom semi-detached house offers accommodation to include; living room, dining room, kitchen, utility/cloakroom, two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating, gardens and a useful cellar. Available on an a long term basis from August 2024. Some pets are considered at the landlord's discretion.

Entrance

Via wooden, part glazed door into:

Living Room 12'0" x 11'0" (3.66 x 3.35)

Double glazed window to front aspect, radiator, attractive cast iron wood burner with brick hearth and timber mantle. Wooden floorboards and door leading to:

Dining Room 12'0" x 11'0" (3.66 x 3.35)

Two double glazed windows to side and rear aspect, radiator, gas fire housing back boiler which provides heating and hot water, staircase rising to first floor, door leading to cellar and arch to:

Kitchen 9'5" x 7'1" (2.87 x 2.15)

Fitted with a contemporary range of wall and base units with wooden worksurfaces and tiled splashbacks. Belfast sink with mixer tap over. Integrated fridge, freestanding electric oven with four ring gas hob and stainless steel extractor hood over. Ceramic tiled flooring, radiator, recess spot lights. Double glazed door to rear garden and double glazed window to side aspect.

Utility/Cloakroom 6'4" x 5'5" (1.92 x 1.66)

Low level WC and pedestal wash hand basin. Obscure window to rear aspect. Wall units and roll top work surface with space and plumbing for automatic washing machine and tumble drier underneath.

Cellar 12'1" x 11'1" (3.68 x 3.37)

Electric consumer unit and meter, power and light. Wooden door leading to garden.

Landing

Window to side aspect and loft hatch.

Bedroom One 11'11" x 11'0" (3.64 x 3.36)

Double glazed window to front aspect, radiator.

Bedroom Two 12'0" x 10'10" (3.65 x 3.29)

(maximum measurement) Double glazed window to rear aspect, radiator, recess for wardrobe, fitted airing cupboard housing hot water tank with slatted shelving, Door leading to bathroom

Bathroom 7'5" x 6'5" (2.27 x 1.95)

White modern suite comprising; low level WC, pedestal wash hand basin and panelled bath with electric "Triton" shower over and concertina shower screen. Tiled walls and ceramic tiled flooring, fitted

floor storage cupboard, radiator and extractor fan, large fitted mirror. Window to side aspect.

Outside

To the front, the garden is enclosed by a brick retaining wall with gated access leading to paved area with mature flower borders. A path leads to the cellar door and then to the rear garden, having steps to the back door and a patio and lawned area. There is a wooden shed, outside tap and light.

Council Tax

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 Agreement

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

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the 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 rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT

Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

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.

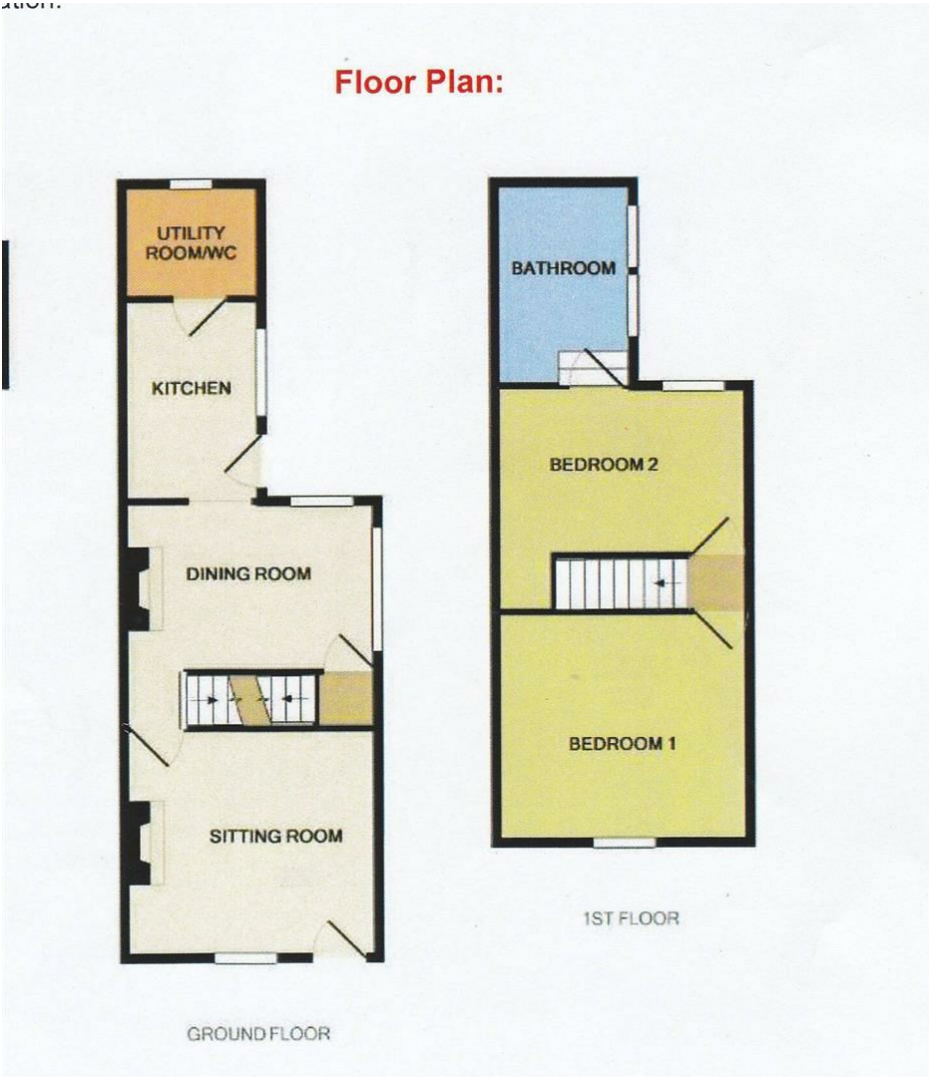
Disclaimer

Photographs of this property were taken prior to the current tenants occupation.

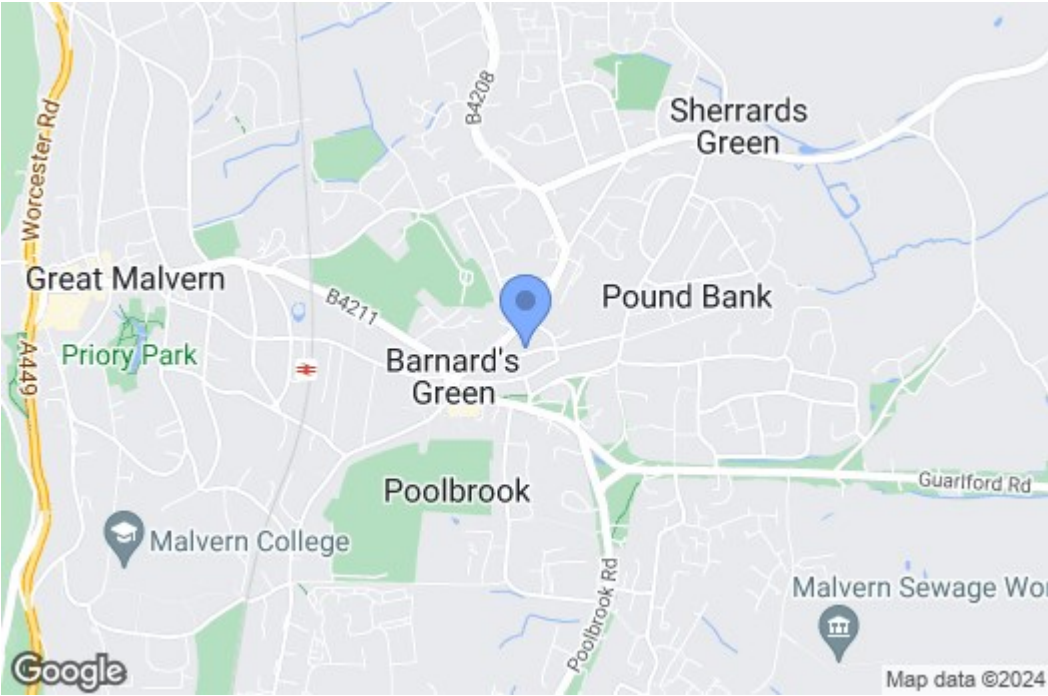
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

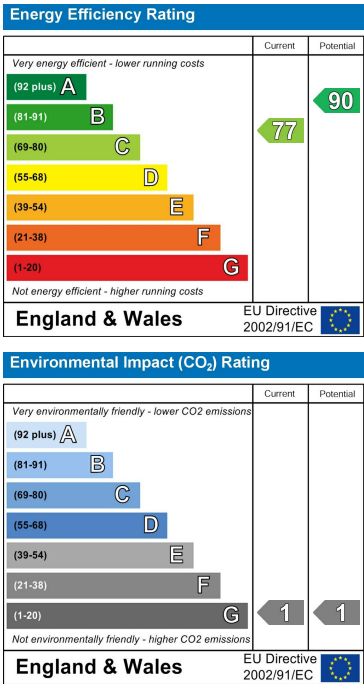
Floor Plan



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.