



6A Pickersleigh Avenue, Malvern, WR14 2LJ £1,500 Per Calendar Month

Situated within easy reach of the amenities of Malvern Link, this modern three storey semi detached house has accommodation to include entrance hall, cloakroom, large living room and kitchen. To the first floor are two double bedrooms and bathroom and to the second floor a further double bedroom with en suite shower room. To the rear are small, low maintenance gardens along with an off road parking space.

The property has electric heating throughout supplied by an air source heat pump.

Entrance Hall

A part glazed entrance door leads into the Entrance Hall with radiator, staircase rising to the first floor landing, door cloakroom and living room.

Cloakroom

Fitted with a white suite comprising vanity wash hand basin with cupboard below, low-level WC, radiator, spotlights, extractor vent and obscure double glazed window to side.

Living Room 12'1" x 16'5" (3.68m x 5.00m)

Double glazed French doors leading to the rear garden, radiator, TV point, spotlighting, under stairs storage cupboard and opening to:

Fitted Kitchen 10'0" x 7'8" (3.06 x 2.36)

The Kitchen is fitted with a range of pale grey fronted base and eye level units with working surface, stainless steel sink unit with mixer tap, integrated electric oven, hob and extractor hood. Space for fridge freezer, spotlighting and double glazed window to front.

First Floor Landing

The staircase rises to the First Floor Landing with double glazed window to side, storage cupboard with hanging rail, shelving and plumbing for washing machine. Radiator and further staircase rising to the Second Floor.

Bedroom Two 15'7" x 9'0" (4.77 x 2.75)

Two double glazed windows to rear, radiator and spotlighting.

Bedroom Three 4.73 x 3.28 max

Double glazed windows to front and side, radiator.

Bathroom

The Bathroom is fitted with a panelled bath with mains shower over, glazed screen and attractive wall tiling. Vanity wash hand basin with cupboard below, low-level WC, heated towel rail, spotlighting, storage cupboard and extractor vent.

Second Floor

The staircase rises to the Second Floor with airing cupboard housing hot water cylinder, double glazed window to side. Door into:

Bedroom One 20'6" x 12'0" max (6.26 x 3.67 max)

Double glazed windows to both front and rear

elevations, radiators, door to eaves storage space, spotlights and walk in cupboard.

En Suite Shower Room

The ensuite shower is fitted with a corner cubicle housing main shower, vanity wash and basin and low-level WC extractor vent and radiator.

Outside

To the front of the property is a small paved frontage leading to the entrance door.

The rear garden is very low maintenance having a paved patio and gravel area, being enclosed by timber fencing and gated access to the rear which leads to the parking area.

Council Tax Band

We understand that this property is council tax band C.

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

Should the Landlord accept a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy. Please check brochure or contact office to confirm if pets are allowed in this property.

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.

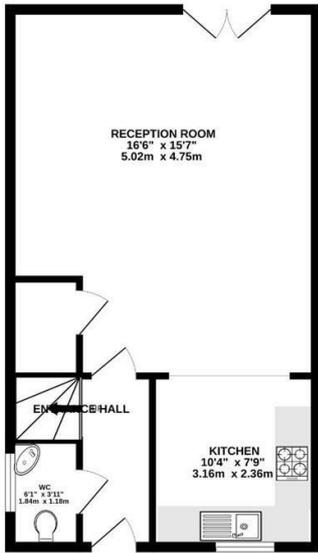
The tenancy agreement will be set up on an initial 6 months period.

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

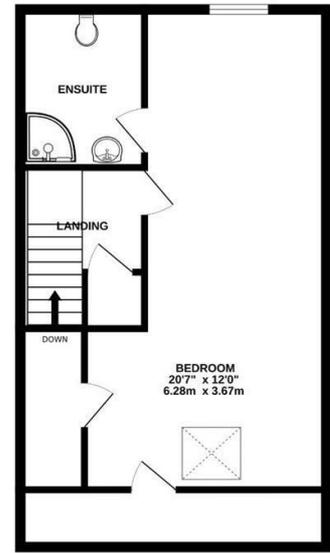
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



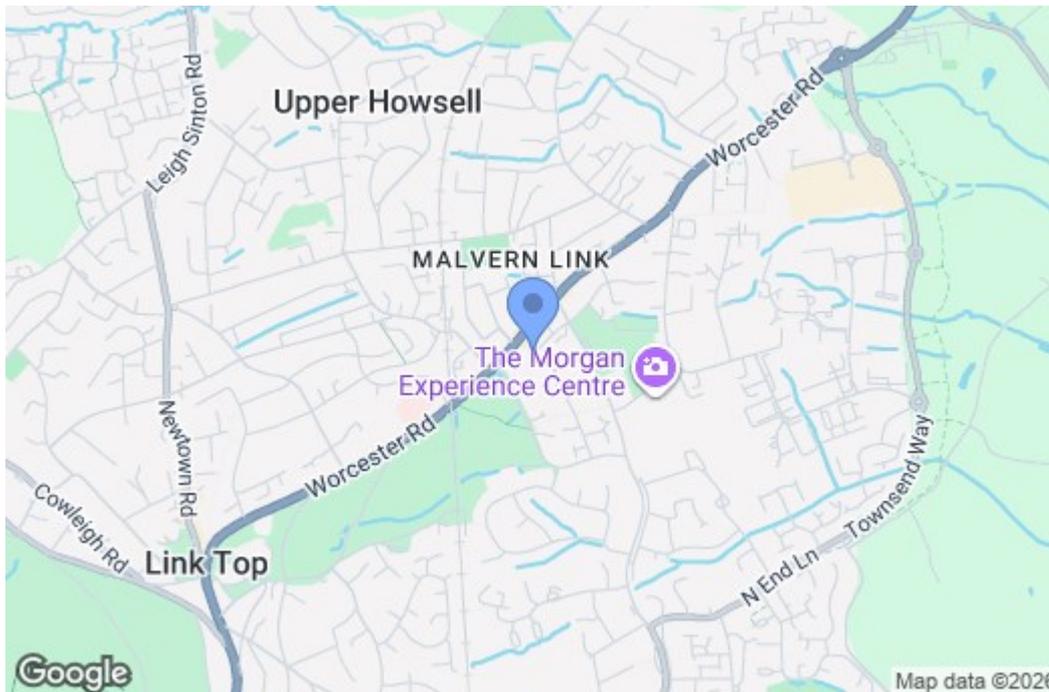
2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



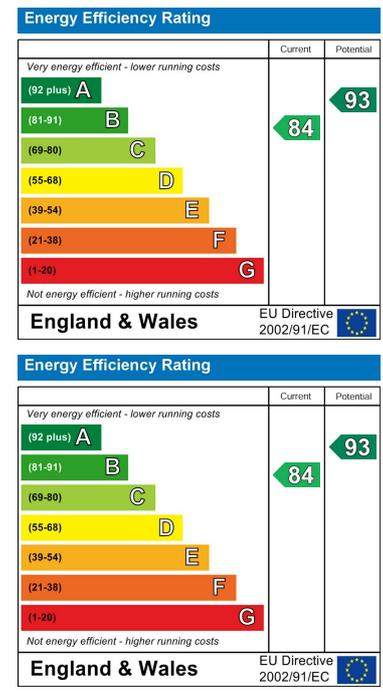
TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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