



81 Meadow Road, Malvern, WR14 2SA £1,350 Per Calendar Month

Located in a popular residential area, this detached bungalow offers spacious accommodation to include; entrance hall, L shaped living/dining room, kitchen, three double bedrooms and bathroom with separate WC. Outside there are generous front and rear gardens. The property further benefits from a detached garage, off street parking, double glazing and gas central heating. Available to rent on an unfurnished basis from May 2026.

ENTRANCE

Via double glazed door into hall. Radiator, cupboard housing electricity consumer unit, electricity and gas meters, cupboard housing boiler, loft hatch.

LIVING/DINING ROOM 18'5" x 11'7" x 20'10" x 7'2" (5.62 x 3.52 x 6.35 x 2.19)

L shaped room, two radiators. Three double glazed windows to side and rear aspects, double glazed door to rear garden. Coal effect gas fire with wooden mantle and hearth. Door to kitchen.

KITCHEN 9'1" x 8'7" (2.78 x 2.62)

Fitted with a range of wall and base units with roll top work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Double glazed window to side aspect, door to side aspect and radiator. Slot in electric cooker and space for fridge.

BEDROOM ONE 14'2" x 9'9" (4.33 x 2.97)

Double glazed window to front aspect, radiator, cupboard with hanging rail and shelving.

BEDROOM TWO 8'9" x 11'1" (2.67 x 3.37)

Double glazed window to rear aspect, radiator and cupboard.

BEDROOM THREE 8'5" x 7'4" (2.57 x 2.23)

Double glazed window to side aspect, radiator.

BATHROOM

Suite comprising panelled bath with electric Triton shower over and pedestal wash hand basin. Part tiled walls, double glazed obscure window to side aspect and radiator.

SEPARATE WC

Double glazed obscure window to side aspect, low level WC and radiator.

OUTSIDE

To the rear the garden is enclosed by wooden panel fencing and mainly laid to lawn with patio area that adjoins to the rear of the bungalow. A courtesy door leads to garage and there is an access gate to the front.

At the front there is a lawned area, mature bordering hedges and hard standing parking for several vehicles.

GARAGE

The detached garage benefits from an up and over door, power, light and plumbing for washing machine.

DIRECTIONS

From our office proceed along Worcester Road in the direction of Malvern Link and Worcester. Turn right along Pickersleigh Road and then right onto Cedar Avenue and then immediately right onto Meadow Road. The property can be found on the left hand side as indicated by our agent's TO LET board.

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.

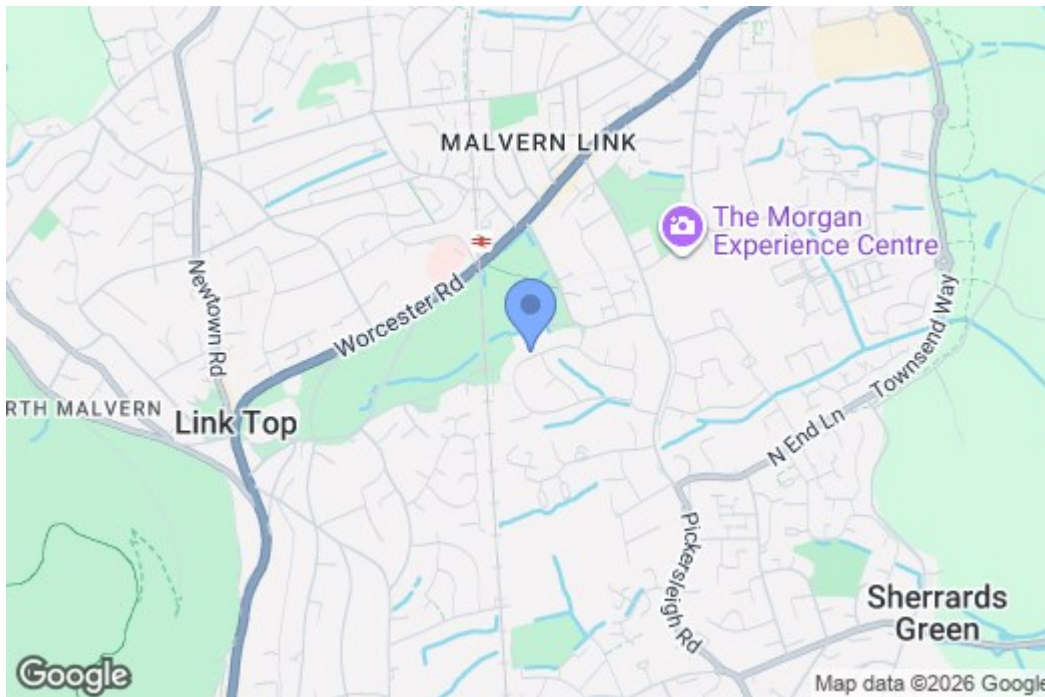
The tenancy agreement will be set up on an initial 6 months period.

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.

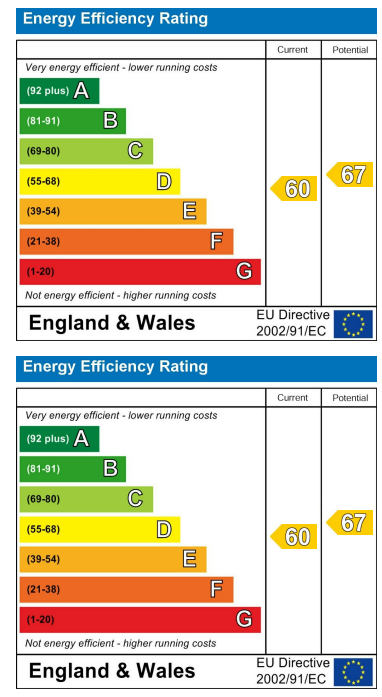
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.