



19 Doppler Road, Malvern, WR14 3SX

£1,500 Per Calendar Month

Situated on the popular Malvern Rise, Persimmon Homes development, this brand new detached family home offers comfortable accommodation with easy reach of local schools, amenities and Great Malvern railway station. The accommodation in brief comprises entrance hall, cloakroom, living room, dining kitchen and utility room whilst to the first floor are three bedrooms, the master with ensuite shower room and a family bathroom. tandem driveway parking leads to the single garage and the garden is enclosed to the rear. Sorry not suitable for pets or smokers. Available July 25. EPC Rating A

Entrance Porch

A recessed entrance porch with outside light leads to the entrance door into:

Entrance Hall

Staircase rising to first floor landing with deep under stairs storage cupboard. Radiator, doors to the Living Room, Dining Kitchen and:

Cloakroom

With low level WC, wash basin and radiator.

Living Room 12'11" x 12'0" (3.94 x 3.67)

Double glazed window to front, TV and Fibre Nest connection points, radiator.

Dining Kitchen 18'1" x 9'3" (5.52 x 2.83)

A pleasant and light space having double glazed patio doors from the Dining Area to the rear garden.

The Kitchen is fitted with a range of cream fronted base and eye level units with work surfaces over, composite one and a half bowl sink unit with mixer tap. Integrated electric double oven with four ring electric hob, glass splash back and extractor hood above. Plumbing for dishwasher, integrated fridge freezer, spot lighting, double glazed window to rear and door to:

Utility Room 5'6" x 7'6" (1.68 x 2.29)

Fitted with units as in the Kitchen with work surface over, plumbing for washing machine and space for tumble drier. wall mounted gas central heating boiler and double glazed door to side.

First Floor

From the Entrance hall the staircase rises to the First Floor Landing with useful linen storage cupboard, hatch to loft, double glazed window to side and doors to all rooms.

Master Bedroom 13'10" x 10'7" (4.22 x 3.25)

Double glazed window to front overlooking the green space and with South facing views taking in the Malvern Hills. Radiator and door to:

En Suite Shower Room

Fitted with a shower enclosure housing mains shower, wash basin and low level WC. Radiator and double glazed window.

Bedroom Two 9'6" x 9'5" (2.90 x 2.88)

Double glazed window to rear, radiator.

Bedroom Three 8'3" x 9'6" (2.54 x 2.90)

Double glazed window to rear, radiator.

Bathroom

Fitted with a panelled bath with shower over, pedestal basin and low level WC. Double glazed window to side, radiator.

Outside

To the front of the property is a small lawned fore garden with shrub border behind a low level brick wall.

Tandem driveway parking leads to the Single Garage with up and over door, light and power.

The rear garden has a patio seating area adjoining the rear of the house leading to newly turfed lawn enclosed by timber fencing and walling. Gated access leads to the parking area.

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 Managed

This Tenancy will be managed by Denny & Salmond on behalf of 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.

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.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

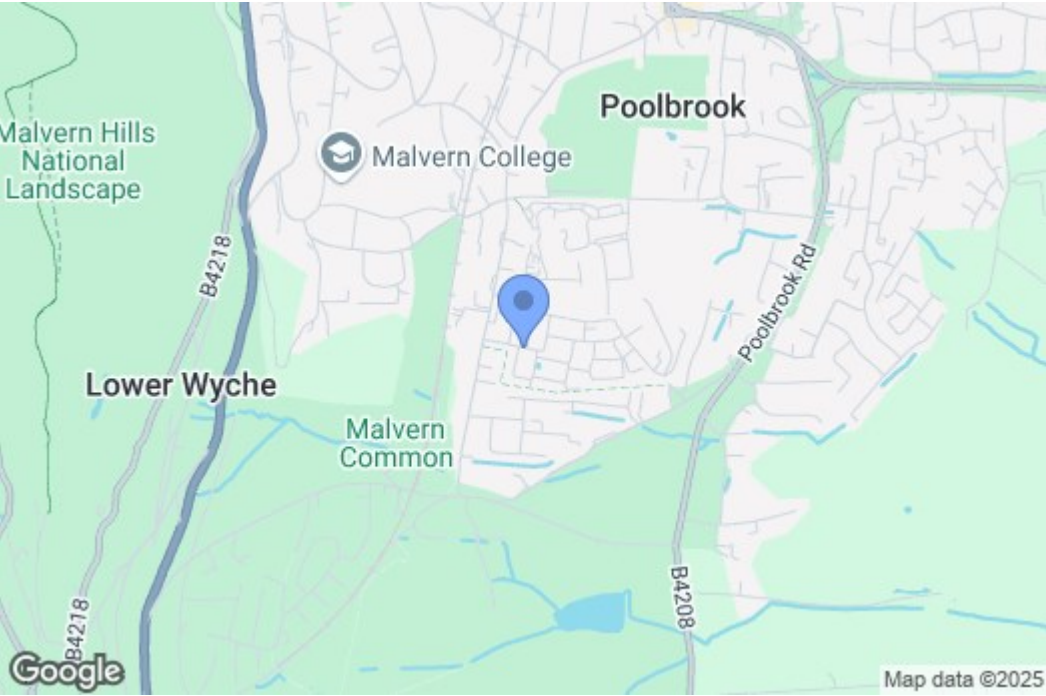
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours

have been made to ensure that the information given in these particulars is correct and up to date.

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

Floor Plan

Area Map



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

Energy Efficiency Graph

