



## 127 Belmont Road

Malvern, Worcestershire, WR14 1PN

£800 Per Calendar Month



# 127 Belmont Road, Malvern, Worcestershire, WR14 1PN

A well presented period mid terrace house. The accommodation comprises in brief; living room, dining room, kitchen, two double bedrooms with bathroom off. The property further benefits from double glazing and gas central heating. Outside there are front and rear gardens. Available to let from mid March on an unfurnished basis. Unfortunately this property is not suitable for children.

## Living Room

10'4" x 9'8" (3.16 x 2.97)

Double glazed window to the front aspect. Fireplace opening, radiator, storage cupboard and cupboard housing electric meter and consumer unit. Door to:

## Dining Room

10'4" x 9'4" (3.15 x 2.87)

Fire opening with tiled hearth and surround, double glazed window to rear aspect, radiator, staircase rising to the first floor with under stairs storage cupboard. Door to Kitchen.

## Kitchen

7'4" x 10'11" (2.26 x 3.33)

Fitted with a range of cream, gloss fronted wall and base units with worksurfaces over and tiled splashbacks. Stainless steel 1 ½ bowl sink and drainer with mixer tap over. Fitted electric oven and hob with extractor over, space and plumbing for automatic washing machine, space for fridge/freezer. Wall mounted Worcester combination boiler. Radiator, Double glazed window to rear and side aspect. Glazed door to rear garden.

## First Floor

Doors to both Bedrooms.

## Bedroom One

9'8" x 10'4" (2.95 x 3.17)

Double glazed window to the front aspect, radiator, two fitted storage cupboards.

## Bedroom Two

10'4" x 9'6" (3.15 x 2.90)

Sash window to rear aspect, storage cupboard, radiator, door leading to inner landing with cupboard and Bathroom.

## Bathroom

7'5" x 7'10" (2.27 x 2.40)

Fitted with suite comprising; panelled bath with mains unit and sunflower shower head over, low level WC with concealed cistern and vanity wash hand basin. Ladder heated towel rail, part tiled walls, double glazed obscure window to rear aspect.

## Outside

From the Kitchen, the rear door leads to a small concrete yard with access to the brick built outhouse.

There is a shared pedestrian pathway providing access to the rear of all of the terraced houses. Beyond which there is a small lawned garden, a central shared pathway divides the gardens of 127 & 129 Belmont Road. Therefore the gardens of this property are not enclosed and slightly disjointed from the property.

## 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 Unmanaged

This Tenancy will be managed by the landlord.

## Disclaimer

Photographs of this property may have been 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.

## Directions

From our Malvern office proceed towards Link Top bearing left onto the Leigh Sinton Road. After a short distance turn left into Belmont Road. The property is located on the left hand side, as indicated by the Agent's To Let board.

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.

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