



16 Hawkwood Close, Worcestershire, WR14 1QU £1,250 Per Calendar Month

Situated in the popular residential area of North Malvern, this semi detached home is ideally placed for access to well thought of Primary and Secondary schools. Newly decorated and carpeted throughout, the property comprises entrance hall, living room with dining area and kitchen whilst to the first floor there are three bedrooms and bathroom. With gas central heating, double glazing, parking, garage and gardens, the property is available from January. Viewing is via the Agent.

Entrance Hall

A part glazed entrance door with canopy porch over, leads into the Entrance Hall with staircase rising to the First Floor Landing. storage space under, radiator and door to:

Living Room with Dining Area 22'4" x 11'1" (6.81 x 3.40)

Double glazed picture window to front and patio doors to the rear. Two radiators, TV point and fireplace with the Living Area.

Open plan access into:

Kitchen 12'0" max x 8'11" (3.66 max x 2.74)

The Kitchen is fitted with a range of cream fronted base and eye level units with work surface over, sink unit and tiled splashback. Electric oven, gas hob and extractor above. Space for fridge/freezer and plumbing for washing machine. Double glazed window to rear and part glazed door to the Garage.

First Floor Landing

Double glazed window to side, Airing Cupboard housing combination gas central heating boiler, hatch to loft space and doors to Bedrooms and Bathroom.

Bedroom One 10'11" x 10'5" (3.35 x 3.20)

Double glazed window to front with far reaching views, radiator.

Bedroom Two 10'7" x 10'5" (3.25 x 3.18)

Double glazed window to rear, radiator.

Bedroom Three 7'10" x 6'6" (2.39 x 1.99)

Double glazed window to front, radiator.

Bathroom

Fitted with a panelled bath with shower over, pedestal wash hand basin and low level WC. Part tiling to walls, radiator and double glazed window to rear.

Outside

To the front of the property is a lawned fore garden with shrub border. Driveway parking leads to the attached Garage with metal up and over door, light, power and further door to an attached store room behind. From the store room a door leads to the rear garden.

Adjoining the rear of the property is a paved patio seating area with steps ascending to the tiered

garden. A shrub border leads to a lawn enclosed by mature hedging. The Landlord will arrange for the hedging to be cut back on a periodic basis.

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 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.

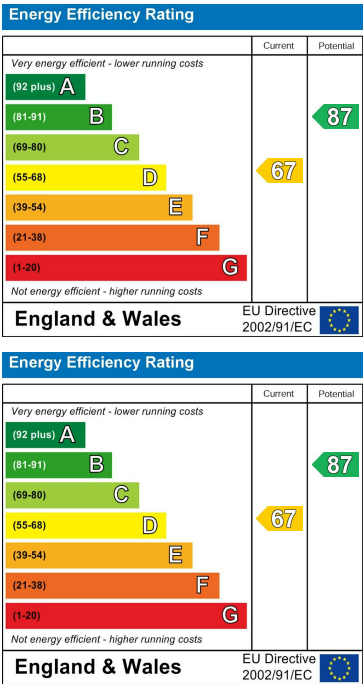
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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