



**57 Pound Bank Road, Malvern, WR14 2DE**

**£1,470 Per Calendar Month**

Situated within easy reach of Barnards Green, this period semi-detached home is offered to let from late August and has unfurnished accommodation comprising entrance hall, living room, dining room, kitchen, utility and cloakroom. To the first floor there are three double bedrooms and bathroom. With gas central heating and an enclosed rear garden the property makes an ideal family home.

Available from March 26. EPC Rating Awaited.

## **Entrance Porch**

A Canopy Entrance Porch with quarry tile flooring leads to the part glazed entrance door into the Entrance Hall.

## **Entrance Hall**

Stripped wood flooring, radiator with ornamental cover, doors to the Living Room and Dining Room and staircase rising to the First Floor Landing.

## **Living Room 12'1" x 14'5" (3.69 x 4.41)**

A pleasant room with sash bay window to front aspect and attractive fireplace with marble hearth housing living flame, coal effect gas fire with bespoke cupboards and shelving to chimney breast recess. Stripped wood, floor, radiator with ornamental cover and book shelving above.

## **Dining Room 12'4" x 13'1" (3.78 x 4.01)**

Sash window to rear, stripped wood flooring, radiator, with ornamental cover and useful under stairs, storage cupboard with ample shelving.

From the Dining Room an opening leads into:

## **Kitchen 11'6" x 8'5" (3.51 x 2.57)**

Fitted with a range of white fronted base units with wood effect, worksurface over, stainless steel sink unit with mixer tap and coloured brick effect tiled splashback. Range cooker with five burner gas, hob and extractor canopy above. Plumbing for dishwasher, red quarry tile flooring, double glazed window to side, radiator, space for fridge freezer and door into:

## **Utility Room 10'5" x 8'6" (3.18 x 2.61)**

The Utility Room is fitted with a range of wood fronted base and eye level units with stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer.

Wall mounted Worcester combination gas, central heating boiler, radiator, red quarry tile flooring, double glazed window to rear and stable door to side.

## **Cloakroom**

Fitted with a white suite comprising low-level WC and wall mounted wash hand basin with tiled splashback, extractor vent, and radiator.

## **First Floor Landing**

From the Entrance Hall the staircase rises to the First Floor Landing with doors to all three bedrooms and

bathroom. Radiator with ornamental cover, hatch to loft space with pulldown ladder and built-in linen storage cupboard.

## **Master Bedroom 12'0" x 11'3" (3.68 x 3.45)**

Sash window to front elevation, attractive cast-iron fireplace with stone surround, deep skirtings and built-in storage cupboards and drawers to chimney breast recess.

## **Bedroom Two 13'1" x 9'4" (4.01 x 2.85)**

Sash window to rear, painted cast-iron fireplace with original surround, radiator.

## **Bedroom Three 15'10" max 8'5" (4.84 max 2.59)**

Double glazed windows to side and rear elevations, radiator.

## **Bathroom**

The Bathroom is fitted with a white suite, comprising a shaped bath with mixer tap and shower attachment along with a mains shower with rainfall head. Pedestal wash hand basin, low-level WC, extensive wall tiling, heated towel rail and obscure double glazed window to side.

## **Outside**

Approached from the road via a pedestrian access gate there is a block paved frontage for ease of maintenance and slim driveway to the side.

To the side of the property is gated side access leading to the rear garden and further five bar gate which provides access onto a patio hardstanding which in turn leads to the lawn beyond with timber garden shed.

From the garden a view can be enjoyed towards the Malvern Hills and the plot is enclosed by conifer hedging and timber fencing creating a good degree of privacy.

## **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.

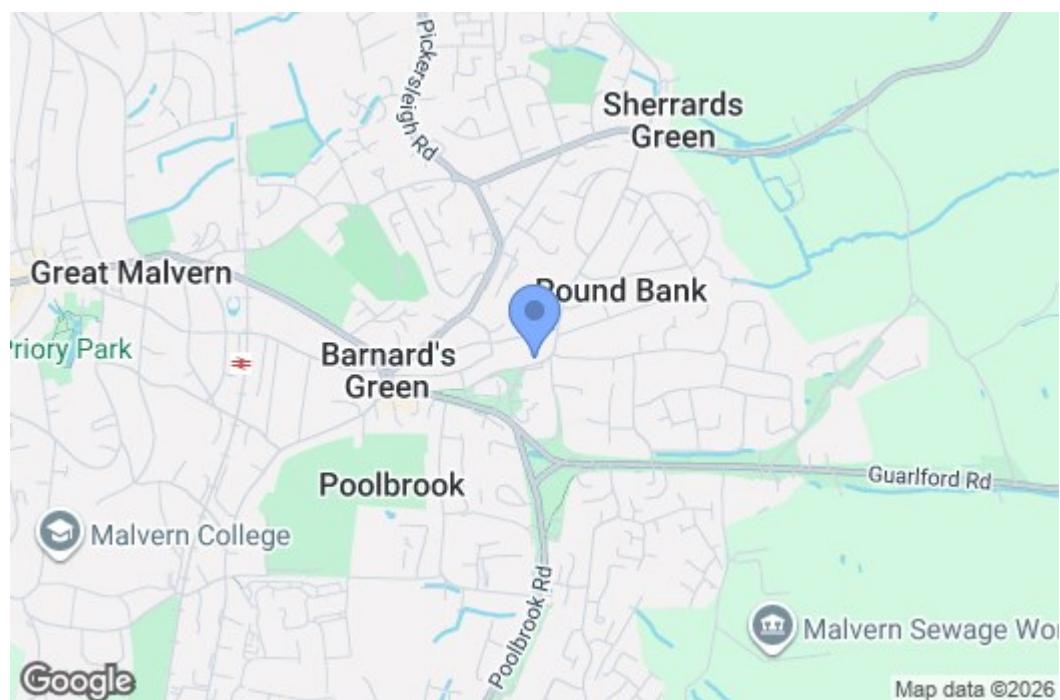
### **Council Tax Band**

We understand that this property is council tax band C.

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.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: [info@dennyandsalmond.co.uk](mailto:info@dennyandsalmond.co.uk) Web: [www.dennyandsalmond.co.uk](http://www.dennyandsalmond.co.uk)



## Energy Efficiency Graph

