



7 Oakfield Road, Malvern, WR14 1DS
£1,300 Per Calendar Month

Detached family home with good sized accommodation to include; entrance porch, entrance hall, L shaped lounge with dining area, kitchen, utility and WC whilst to the first floor there are four bedrooms and a family bathroom. The property further benefits from gas central heating, double glazing, an integral garage and pleasant level, enclosed rear gardens. Available from April 2025 with a long lease preferred. No pets please. Non-smokers.

Entrance Porch

Glazed entrance porch leads to the front door.

Entrance Hall

With radiator, door to living room and kitchen and staircase to first floor landing.

Kitchen 10'11" x 8'9" (3.33 x 2.69)

Recently refitted with a range of base and eye level units with working surfaces over, sink unit and tiled splash backs. Integrated oven, four ring gas hob and extractor hood above. Two large storage cupboards, wall mounted gas central heating boiler, doors to hall way, dining area and utility room.

Utility Room 10'7" x 8'0" (3.23 x 2.44)

Fitted with eye level units, Belfast sink unit, tiled splash backs, worktops, radiator, space for fridge and plumbing for washing machine. Window to side and door to rear gardens.

Cloakroom

With high flush WC and window to rear.

Living Room 14'4" x 11'6" (4.39 x 3.51)

An L shaped room with double glazed window to front, TV aerial point and radiator.

Dining Area 11'8" x 9'6" (3.58 x 2.92)

Telephone point, radiator, high level window and patio doors leading out to the rear garden and door leading into the kitchen.

First Floor Landing

From the Entrance Hall the staircase rises to the first floor landing with central heating thermostat, built in cloaks cupboard and airing cupboard with slatted shelving and hot water cylinder.

Bedroom One 11'6" x 11'6" (3.51 x 3.51)

Double glazed window to front and radiator.

Bedroom Two 8'0" x 7'4" (2.44 x 2.26)

Telephone point, radiator, built in double wardrobe with over head storage and double glazed window to front.

Bedroom Three 11'6" x 9'3" (3.53 x 2.84)

Fitted with a range of built in furniture to include a double wardrobe and various chests of drawers, further built in single wardrobe, radiator and double glazed window to rear.

Bedroom Four 17'5" x 7'10" (5.33 x 2.41)

Double glazed windows to front and rear, two radiators and wash hand basin set into vanity unit with cupboard below, tiled splash backs and wall mounted mirror.

Bathroom

The bathroom is fitted with a white suite comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin and low level WC. Radiator, obscured window to rear and hatch to loft space.

Garage

With wooden double doors, light, power and gas and electric meters.

Outside

To the front of the property there is a lawned foregarden with tarmac driveway providing off road parking for one vehicle. Gated side access leads to the rear garden which is primarily lawned with a large sculptured patio with floral borders. The garden is enclosed by hedging and there is a useful hidden bin store to one side. Outside lighting garden shed.

Tenancy Agreement

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

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement)

Referencing is charged to the Tenant at a cost of £75 plus VAT per applicant. In the event that references are not satisfactory this fee is non refundable. upon satisfactory receipt of references there is a fee per tenant of £75 plus VAT for preparation of the tenancy agreement.

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

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.

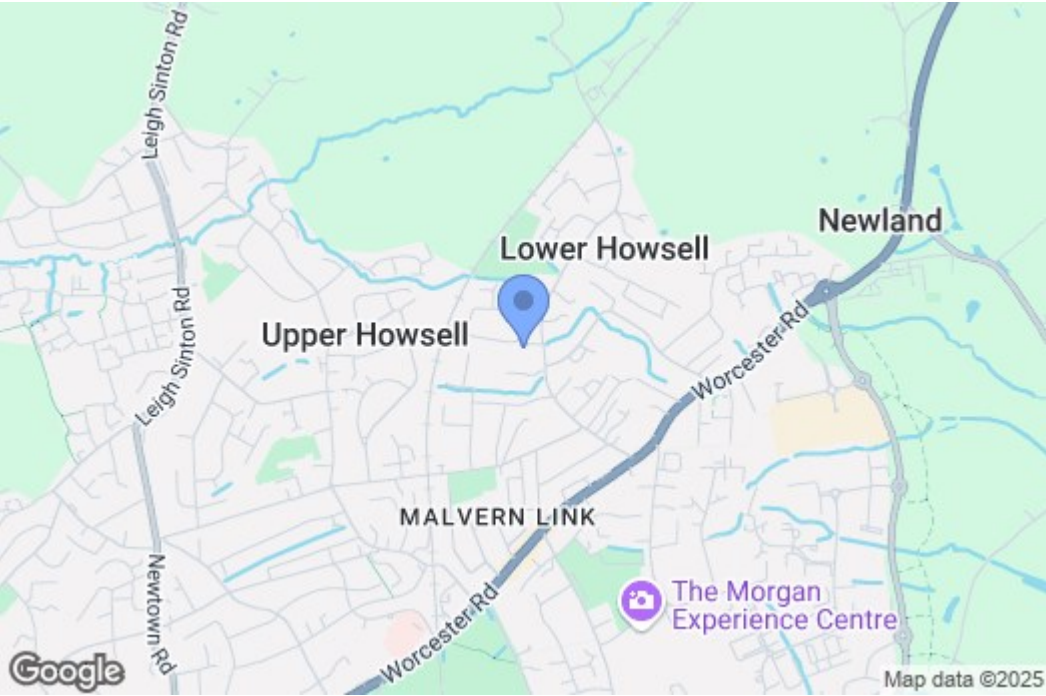
Council Tax Band

We understand that this property is council tax band E.

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.

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

