



**44 Cowleigh Bank, Worcestershire, WR14 1PH**

**£850 Per Calendar Month**

Located in a popular area, close to well thought of school catchments, The well presented accommodation comprises entrance porch, entrance hall, kitchen, living room and conservatory whilst to the first floor there are two bedrooms and refitted shower room. Further benefits include double glazing, gas central heating, low maintenance gardens and a block paved frontage for ease of maintenance. EPC rating D66. Available Mid November

## **Entrance Porch**

A double glazed Entrance Porch with ceramic tiled flooring leads to a further UPVC glazed door into the:

## **Entrance Hall**

With ceramic tiled flooring, radiator, staircase rising to the First Floor Landing, coving to ceiling, door to Living Room, central heating thermostat and open plan access to:

### **Kitchen 11'10" x 7'4" (3.61 x 2.24)**

Comprehensively fitted with a range of white fronted base and eye level units under a marble effect working surface with stainless steel sink unit with mixer tap and splash back tiling. Integrated single oven and four ring hob, space for fridge and freezer, plumbing for washing machine, wall mounted 'Baxi Solo' gas central heating boiler and a double glazed window to front aspect.

### **Living Room 16'5" x 11'10" (5.02 x 3.61)**

With wood effect flooring, radiator, coving to ceiling and living flame coal effect gas fire inset to marble surround and hearth with pine mantle. Double glazed patio doors lead to the:

### **Conservatory 9'10" x 7'7" (3 x 2.33)**

Of UPVC double glazed construction under a pitched polycarbonate roof with wood effect flooring, electric panel radiator, spot lighting and French doors leading to the rear garden beyond.

## **First Floor**

From the Entrance Hall the staircase rises to the First Floor Landing with hatch to loft space, airing cupboard with factory lagged tank and shelving. Doors to all rooms.

### **Bedroom One 11'4" x 9'0" (3.46 x 2.76)**

Fitted with a range of built-in wardrobes with sliding doors, central heating control panel, radiator and double glazed window to front aspect.

### **Bedroom Two 11'8" x 8'3" (3.58 x 2.52)**

Radiator, telephone point and double glazed window to rear.

## **Shower Room**

Refitted with a large walk-in shower cubicle with glass surround housing a 'Triton Power Shower', pedestal wash hand basin, low-level WC, extensive wall tiling, double radiator, shaver point, 'Dimplex'

electric convector heater and obscure double glazed window to side.

## **Outside**

To the front of the property has now been paved in an attractive herringbone blocks, which keep maintenance to a minimum, with a pathway and gated access to the side leads to the rear garden.

The rear garden is enclosed by timber fencing and mature shrubs and has been laid to artificial grass for ease of maintenance with attractive raised floral borders. There is a large shed within the rear garden.

## **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 Fees**

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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 and 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.

### **Disclaimer**

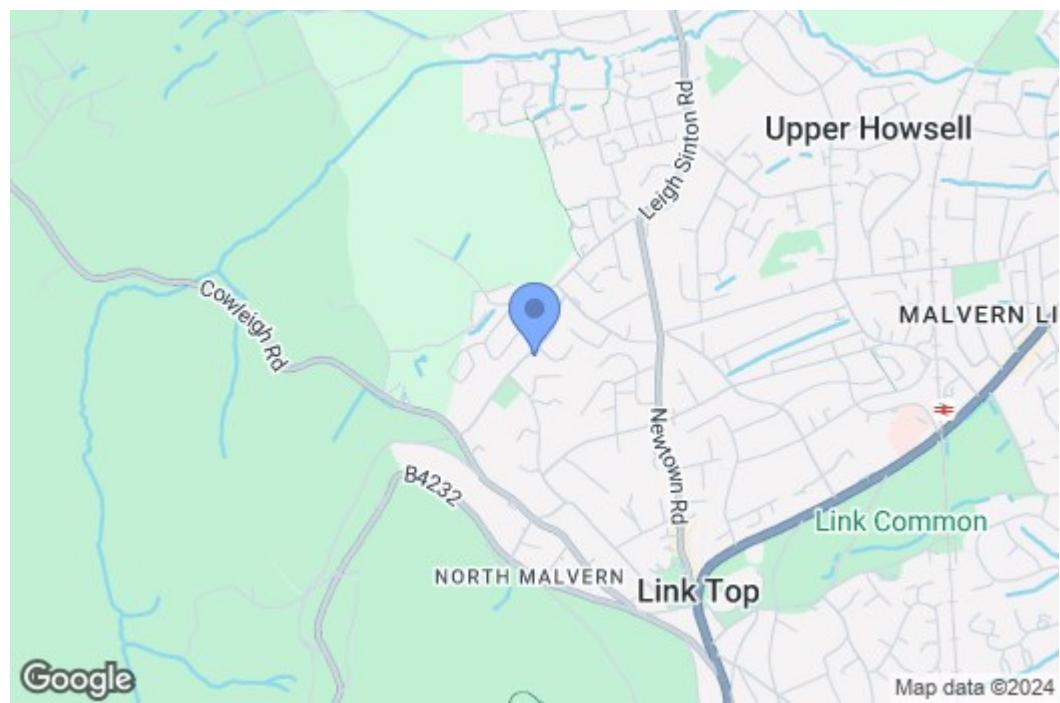
Photographs of this property were taken prior to the current tenant's occupation.

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.

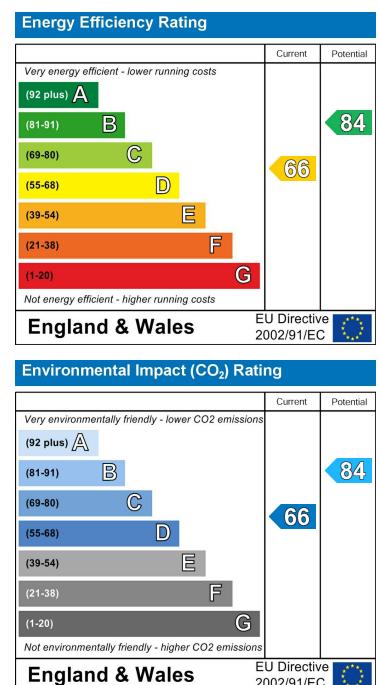
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Floor Plan

## Area Map



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