



5 The Lees, Malvern, WR14 3HT £2,000 Per Calendar Month

A beautiful semi-detached house in the heart of Great Malvern with accommodation over three levels comprising three reception rooms, kitchen, four bedrooms bathroom and shower room.

Outside, there is a garden to the front and a courtyard to the rear, with far-reaching views across Malvern Common. Close to local amenities including schools, shops, Malvern Theatre and train station, this property is in a great location and should be viewed.

Available to let from mid November.

Entrance porch

The Entrance porch leads to the main hallway of the property with wood effect flooring and doors to the living room and further Sitting Room. Stairs lead down to the kitchen and dining room and a further flight of stairs lead up to the first floor.

Living Room 13'8" x 12'4" (4.19 x 3.78)

A light and spacious room with Victorian fireplace, double glazed windows with views across the common and radiator.

Sitting Room

Double glazed windows offering views across the green. Victorian fireplace and radiator.

Lower Ground Floor

The staircase descends to the Lower Ground Floor with tiled flooring throughout, doors leading to an understairs cupboard, kitchen and separate dining room.

Kitchen 12'6" x 12'4" (3.82 x 3.77)

Fitted with a range of base and eye level units with working surfaces. Double electric oven, four-ring gas hob and one and a half composite sink unit, with drainer and mixer tap. Integrated dishwasher, space for a large fridge freezer, and double-glazed windows to the rear aspect, providing stunning views over the Severn valley. Tiled floors and a part-glazed door to the courtyard at the rear of the property.

Dining Room 12'7" x 13'4" (3.84 x 4.07)

A large basement area, currently used as a dining room with double glazed windows, radiator and tiled flooring.

First Floor Landing

From the Entrance Hall a staircase rises to the First Floor Landing with doors to two Bedrooms and Shower Room.

Bedroom One 13'8" x 13'4" (4.18 x 4.07)

Large double bedroom with Victorian fireplace. Double-glazed windows overlooking the green area. Radiator

Shower room

Fitted with a shower cubicle, wash hand basin and low level WC.

Bedroom Two 12'10" x 13'10" (3.92 x 4.22)

Double bedroom with built-in wardrobes on either

side of a Victorian fireplace, basin and vanity unit in the corner of room. Double-glazed windows with views across the Severn Valley.

Second Floor Landing

A staircase rises to the Second Floor with doors leading to bedrooms three and four and bathroom.

Bedroom Three 13'11" x 12'10" (4.26 x 3.93)

Double bedroom with fitted wardrobes and cupboard, basin and vanity unit in corner, double-glazed windows with views across the Severn Valley, radiator

Bedroom Four 13'4" x 9'10" (4.07 x 3.02)

Double bedroom, currently being used as an office. Double-glazed windows with views of the Green, radiator and door to storage area.

Bathroom

The Bathroom is fitted with a suite comprising bath, low level WC and basin. Radiator and double glazed window.

Outside

To the front of the property is a lawned garden and pathway leading to the entrance door. . At ground floor level there is a small outside seating area. At basement level there is a courtyard with gate to the common at the rear of the property.

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.

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 Unmanaged

This Tenancy will be managed by 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

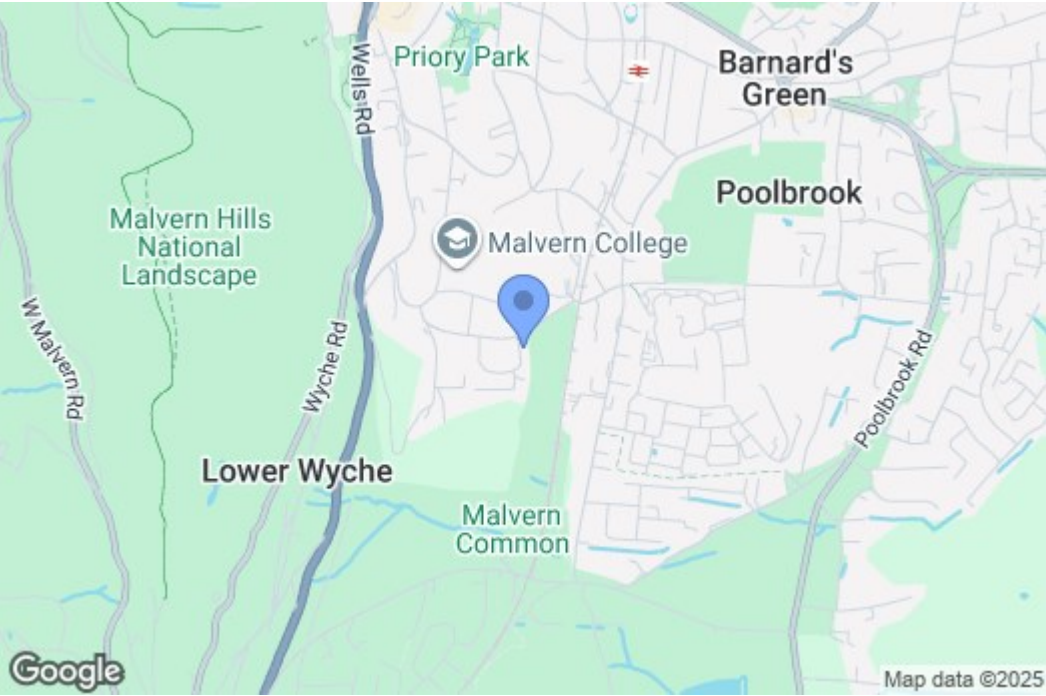
of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Disclosure

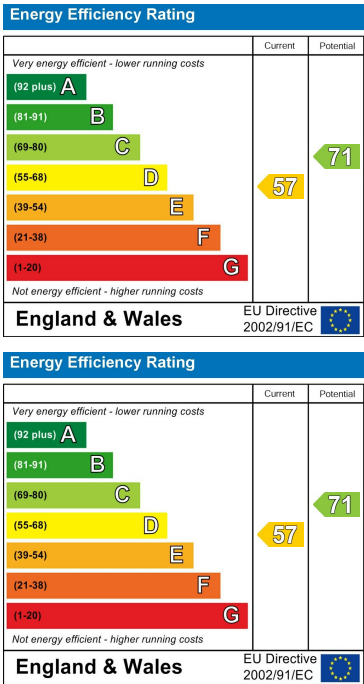
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

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.

