



16 Alicante Close, Worcestershire, WR14 2SH £825 Per Calendar Month

Situated in the quiet cul-de-sac, well positioned for both Malvern Link and Barnards Green this unfurnished mid terraced home is offered to let from early May. The accommodation comprises entrance vestibule, open plan living room and kitchen, conservatory, gallery bedroom and bathroom. There is an enclosed rear garden, gas central heating and double glazing. EPC Rating C
Available from Mid September.

Entrance Hall

Double glazed door leads to the entrance area with cupboard housing gas fired combination boiler.

Kitchen Living Area 22'6" x 13'6" (6.88 x 4.12)

The room is separated into two areas.

The kitchen area is fitted with a range of eye and base level storage units, single drainer sink unit with cupboards below. Double glazed window to the front, radiator and fitted electric oven with four point electric hob and extractor hood over. Washing machine, pantry cupboard and breakfast bar.

Living area with TV aerial point, radiator, two sky lights and stairs rising to the first floor. Double glazed doors leading to:

Conservatory 10'0" x 8'7" (3.05 x 2.62)

Double glazed construction on a brick base with leaded light and stained glass inserts. Tiled floor and double glazed door to the garden.

First Floor

Open galleried landing with storage cupboard. Door to the bathroom and opening to:

Bedroom 12'11" x 8'5" (3.94 x 2.58)

Double glazed window to the front aspect.

Bathroom

White bathroom suite, panel bath with mains shower over, pedestal wash hand basin and low flush WC. Double glazed window to the front aspect, extractor fan, tiled splash backs and tiled flooring. Heated towel rail.

Outside

To the front of the property there is a small fore garden with a pathway leading to the front door. External water tap and meter box. To the rear the garden is mainly laid to lawn and enclosed with wooden panel fencing. There is a wooden garden shed and gated rear access.

Council Tax Band

We understand that this property is council tax band A.

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

In the event that the Landlord agrees to accept a pet 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 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

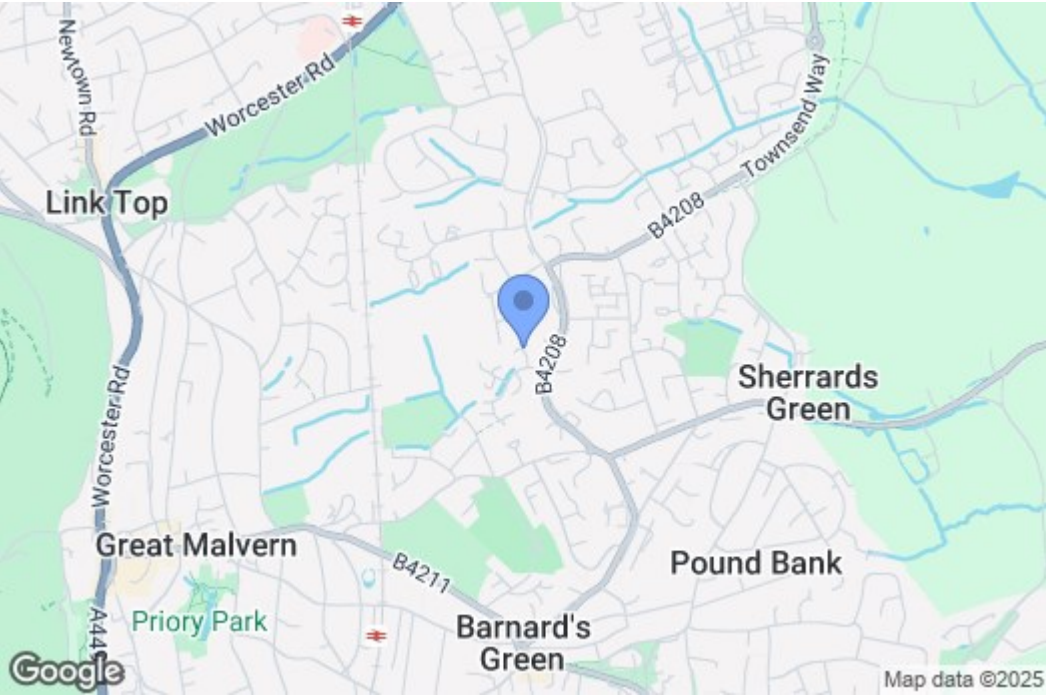
Photographs of this property were taken prior to the current tenant's occupation.

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.

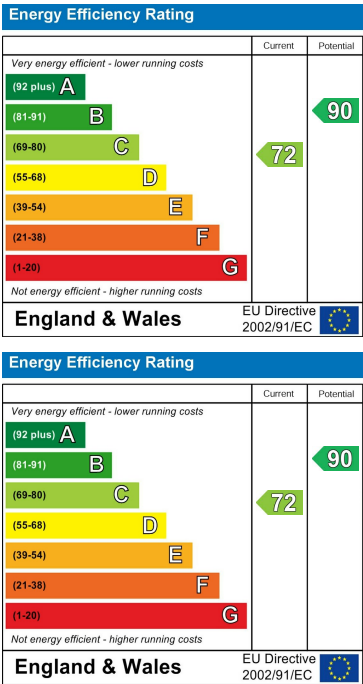
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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

