



28 Springfield Glade, Malvern, WR14 1LN £960 Per Calendar Month

Having undergone recent refurbishment throughout, this modern, mid terraced home offers stylish, well presented accommodation to include entrance hall, living room, kitchen, two bedrooms and bathroom, along with the added benefit a low maintenance rear garden. The property benefits from gas central heating.

Available beginning of January 2026

Entrance Hall

A composite part glazed entrance door leads into the Entrance Hall, with staircase rising to the first floor landing.

Living room 10'4" x 14'1" (3.163 x 4.314)

Double glazed bay window to front, TV ariel point, radiator, electric 'wood burning' stove, door to kitchen.

Kitchen 8'3" x 13'11" (2.535 x 4.266)

The kitchen has been refitted with, base and eyelevel units with wooden work surfaces over. Porcelain sink unit, plumbing for washing machine, newly fitted electric oven with four burner electric hob. Double glazed window overlooking the rear garden, radiator, under stairs storage and French doors, leading to the rear utility conservatory porch area.

Rear utility conservatory porch 5'4" x 5'6" (1.638 x 1.688)

Counter top, with tumble dryer and electric point, door leading to rear garden area.

Bedroom one 9'9" x 14'0" (2.986 x 4.284)

Two double glazed windows to front with views towards the Malvern Hills. Radiator and over stairs storage cupboard.

Bedroom two 7'1" x 11'4" (2.173 x 3.479)

Double glazed window to rear, radiator.

Bathroom 7'1" x 5'5" (2.175 x 1.682)

The bathroom is fitted with a neutral suite, comprising panelled bath with mains shower over. Pedestal wash hand basin and low-level WC. Lino effect flooring, part tiling to walls, double glazed window to rear and radiator.

Outside

To the front of the property is a small lawned fore garden with pathway leading to the canopy porch and entrance door.

To the rear of the property, the garden is paved for ease of maintenance having a patio seating area, pathways laid with stone, step down to two further tiers with grass area. Access to garden shed.

The garden is enclosed by a combination of timber fencing and hedging.

On road parking.

Council Tax Band

We understand that this property is council tax band B.

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

If the Landlord has accepted 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.

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.

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Disclaimer

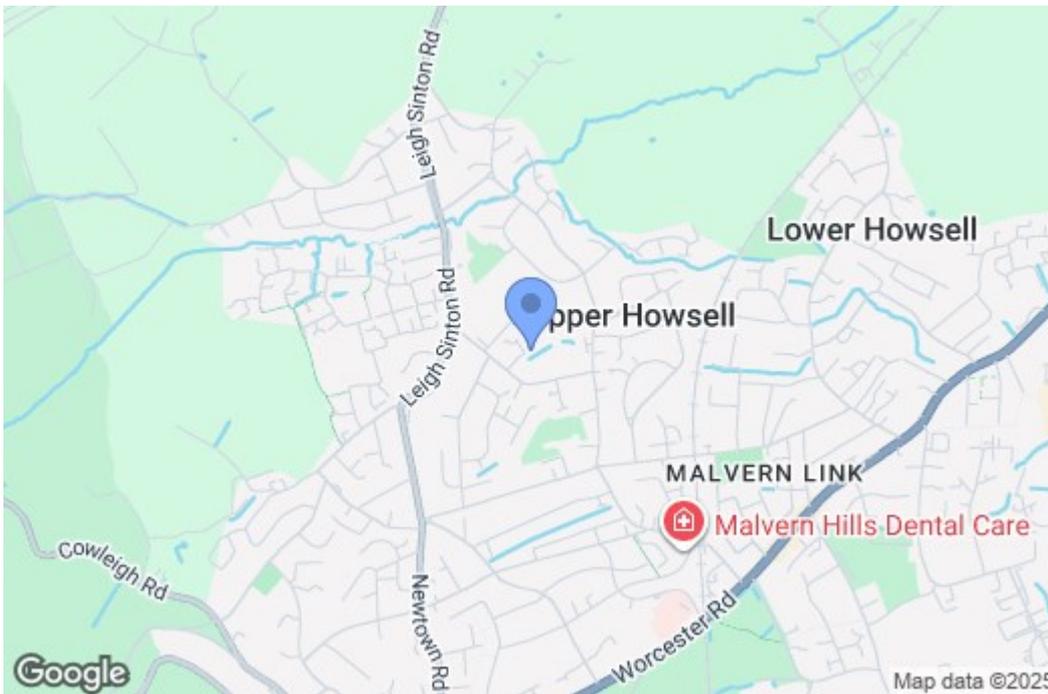
Photographs of this property were taken prior to the current tenant's occupation.

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.

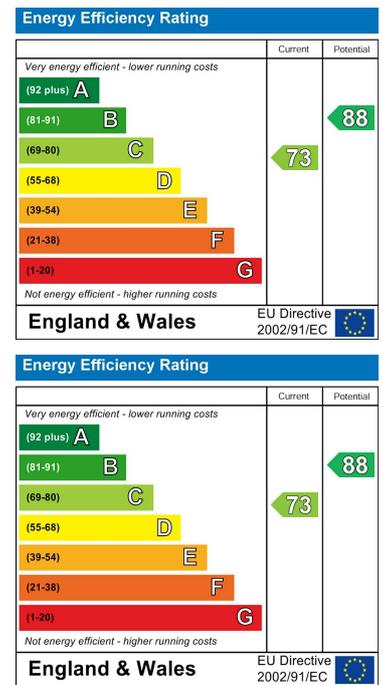
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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.