



11 Peak View, Malvern, WR14 1LU £1,400 Per Calendar Month

A spacious mid terraced town house with accommodation over three floors to include: Entrance porch, reception hall, two cloakrooms, utility room, fitted kitchen, dining room & lounge. There are four bedrooms with an en suite shower room to the master and a family bathroom. This property further benefits from gas central heating, double glazing, garage, gardens and views to the hills. Available from to let on an unfurnished basis from August.



GROUND FLOOR

Canopied entrance porch with gas and electric meters, courtesy light and double glazed door to:

ENTRANCE PORCH

Radiator, vinyl flooring, half glazed door to:.

ENTRANCE HALL

Radiator, vinyl flooring, coving to ceiling, stairs to first floor landing with under-stairs storage cupboard, doors to:.

BEDROOM 4 13'3" x 8'10" (4.04 x 2.69)

Double glazed window to rear aspect with vertical blinds and view of the Malvern Hills. Single radiator.

UTILITY ROOM 6'11" x 6'9" (2.11 x 2.06)

Fitted with a single base unit with worktops to either side. Stainless steel sink unit with mixer taps and tiled splashbacks. Plumbing for washing machine, space for an under unit freezer, double glazed window to rear with vertical blinds and radiator. Vinyl flooring, extractor fan and double glazed door to garden.

CLOAKROOM

Pedestal wash hand basin, low-level wc and wall mounted mirror, tiled splashbacks and extractor fan.

FIRST FLOOR LANDING

Coving to ceiling, stairs rising to the second floor landing and doors to:.

FITTED KITCHEN 12'5" x 6'9" (3.78 x 2.06)

Fitted with a matching range of paint effect base and eye level units with worktop space over. One and a half bowl stainless steel sink unit with mixer taps. Wall mounted concealed gas "Drayton" boiler serving heating system and domestic hot water with heating timer control. Integrated "Whirlpool" larder fridge, fitted chrome double oven with four ring gas hob and pull out extractor hood over. Double glazed window to rear aspect with vertical blind and view of the Malvern Hills. Vinyl flooring, two bulb fluorescent light strip and single recessed ceiling spotlight.

DINING ROOM 9'11" x 8'1" (3.02 x 2.46)

Double glazed window to rear with vertical blinds and views to the Malvern Hills. Single radiator.

LOUNGE 16'0" x 12'9" (4.88 x 3.89)

Two double glazed window to the front aspect with vertical blinds, wall mounted coal effect electric fire

with wooden "Adam's" style surround, two radiators, telephone and TV point.

CLOAKROOM

Comprising of a pedestal wash hand basin, low-level wc and wall mounted mirror, tiled splashbacks, radiator and extractor fan.

SECOND FLOOR LANDING

Airing cupboard housing "Megaflow Heatrae Sadia" hot water tank with immersion heater and slatted shelving. Doors to:.

MASTER BEDROOM 11'2" max x 11'10" (3.40 max x 3.61)

Built-in double wardrobe with hanging rails and shelving. Telephone point, double glazed window to front aspect with vertical blinds, radiator and door to:.

EN-SUITE SHOWER ROOM

Fitted with three piece comprising tiled double shower cubicle, pedestal wash hand basin, low level WC and extractor fan. Wall mounted mirror, wall mounted medicine cabinet, chrome loo roll holder and towel rail. Shaver point, tiled splashbacks and window to front.

BEDROOM 2 16'0" x 8'2" (4.88 x 2.49)

Built-in double wardrobe with hanging rails and shelving, access to loft space. Two double glazed windows to the rear aspect with vertical blinds and views of the Malvern Hills. Two radiators.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, wall mounted mirror, chrome loo roll holder and towel rail. Radiator and three bulb chrome central light fitment.

OUTSIDE

To the front of the property there is a herringbone brick frontage with pathway to the front door. A driveway leads to the single en-block garage with metal up and over doors.

To the rear of the property there is a lawned garden enclosed with wooden panelled fencing. There is a herringbone brick patio, with external water tap and a paved stepping stone pathway leading to a further paved patio area.

The gardens also enjoy views to the rear of the Malvern Hills.

DIRECTIONS

From our Malvern Office proceed towards Malvern Link turning left into Howsell Road. Continue straight ahead at the mini roundabout and turn left into Yates Hay Road. Peak View is the modern development on the left and the property is located towards the end of the cul-de-sac as indicated by our agent's To Let board

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)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the tenancy agreement and an additional upfront fee of £60.00 for the checkout report at the conclusion of the tenancy.

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

Renewal tenancy agreements are charged at £25.00 plus VAT

Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

Council Tax

We understand that this property is council tax band D.

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.

Disclaimer

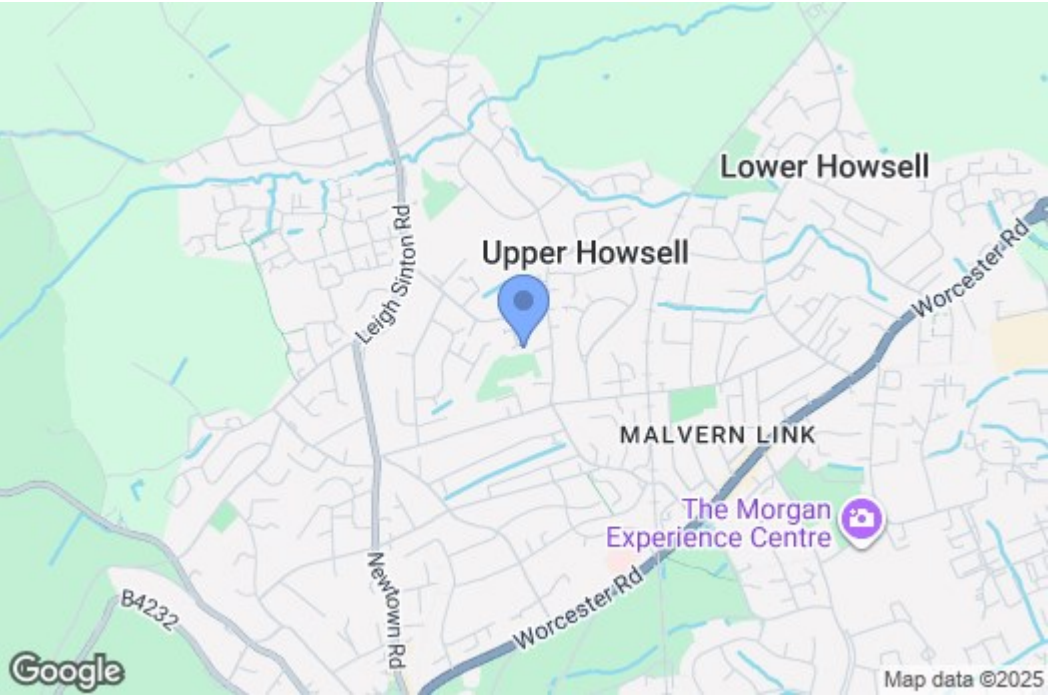
Photographs of this property were taken prior to the current tenants occupation.

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.

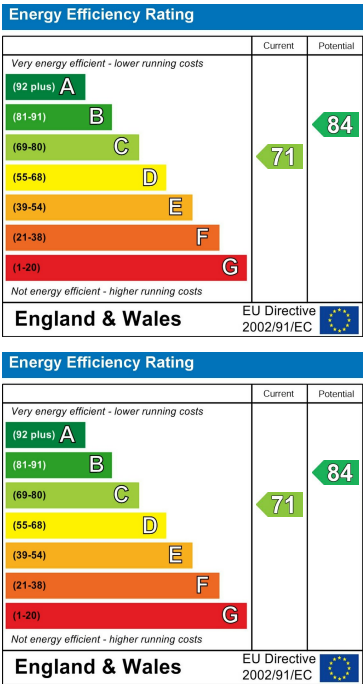
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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.

