



## 3 Cold Green, Bosbury, HR8 1NN £1,100 Per Calendar Month

Located on a quiet lane in the popular village of Bosbury, this semi detached rural home has the benefit of large gardens and is ideally located for access to Ledbury with its rail links and larger shopping facilities. Recently refurbished and extended, the well presented accommodation comprises; entrance hall, living room, dining area, stylish breakfast kitchen, utility and cloakroom, To the first floor there are three bedrooms and refitted bathroom. With oil fired central heating and double glazing throughout. Available to let from January on an unfurnished basis.

### Entrance Hall

A double glazed entrance door leads into the Entrance Hall with staircase rising to the First Floor, radiator.

### Living Room 14'5" x 13'1" (4.4 x 4)

Double glazed window to front, radiator, spotlighting, woodburning stove set upon tiled hearth, under stair storage cupboard housing 'Grant' oil fired central heating boiler.

A squared opening leads into the dining area:

### Dining Area 8'2" x 9'3" (2.51 x 2.82)

Wood effect flooring, radiator, further opening to Breakfast Kitchen and door to:

### Utility Room

The utility room is fitted with grey base units with plumbing for washing machine and space for tumble dryer. Stainless steel sink unit with mixer tap, double glazed door side, radiator and door to:

### Cloakroom

Fitted with a low-level WC, pedestal wash and basin, radiator and double glazed window to side.

### Breakfast Kitchen 14'5" x 8'8" (4.40 x 2.65)

Fitted with a range of grey base and eyelevel units with integrated electric oven, hob and extractor hood with stainless steel splashback. One and a half bowl sink unit, working surface with tiled splashback, plumbing for dishwasher and space for fridge freezer. Flooring as before, spotlighting, Velux windows and further double glazed window and French doors leading to the rear garden beyond.

### First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with hatch to loft space, storage cupboard and doors to all rooms.

### Bedroom 14'5" x 9'2" (4.4 x 2.8)

Double glazed window to front with far reaching rural views, radiator

### Bedroom 9'10" x 8'2" (3 x 2.5)

Double glazed window to rear and radiator.

### Bedroom 11'8" max x 6'5" (3.57 max x 1.97)

This room is reduced in size by the bulkhead from the staircase.

Double glazed window to front, radiator.

### Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over and folding glazed screen, pedestal wash and basin, low-level WC, heated towel rail, wood effect flooring, extractor vent, aqua panelling to walls and double glazed window to rear.

### Outside

To the front of the property is an off road parking area with gated access to a lawned fore garden with floral borders.

Gated side access leads to the large rear garden with patio seating area, substantial lawn, timber shed and further brick built store. The garden has outside lighting, oil supply tank and is enclosed by timber fencing to all sides.

### Directions

From our Malvern office proceed to Link Top bearing left onto the North Malvern Road, right onto the Cowleigh Road and follow to the end of the road turning left onto the (A4103) towards Hereford. Proceed along and take the left hand turn at the bottom of the bank as signposted Bosbury (B4420). Continue through Cradley and through Bosbury village taking the sharp corner onto the (B4124). Take the right hand turning signposted Munsley and Ashperton and the property will be located on the right hand side as indicated by our agent's TO LET board.

### Tenancy Fees

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. Security Deposit (per tenancy. Rent of £50,000 or over per year) Six 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**

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.

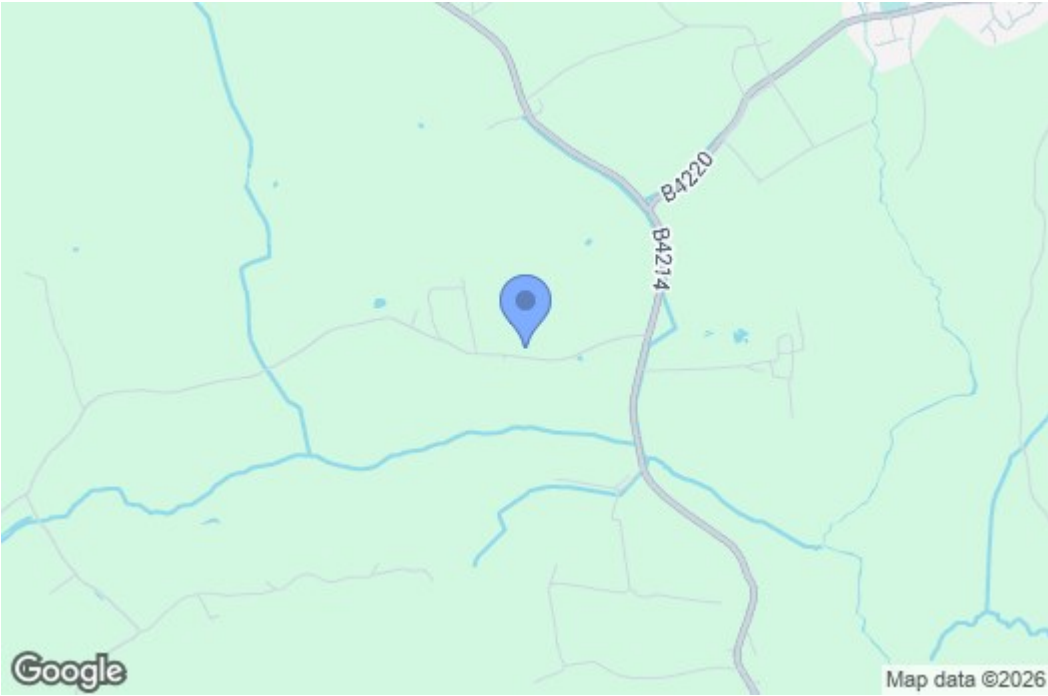
## **Council Tax**

We understand that this property is council tax band C.

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.

Floor Plan

Area Map



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.

Energy Efficiency Graph

