



## 36 Lower Road, Malvern, WR14 4BX

### £1,100 Per Calendar Month

Three-bedroom semi-detached house in West Malvern. Views across the countryside. With a living room, dining room, kitchen, bathroom and 3 bedrooms, this would be an ideal family home.

Situated in West Malvern with great views towards Herefordshire, this well-presented 3-bed semi-detached house has accommodation comprising of a fitted kitchen with double oven, dining room, a living room, three bedrooms and a bathroom. The property further benefits of an attractive garden.

Available from January 2026

### Front Garden

Path through the front garden leads to the front door.

### Entrance Hall

Entering the house through the front door you go into a spacious entrance hall with stairs leading up to the first floor and doors to the dining room, living room and kitchen. Radiator and laminate flooring.

### Dining Room 9'10" x 12'3" (3.02 x 3.74)

Dining room with fireplace, double patio doors leading to a balcony with views across the garden and further countryside. Carpet flooring and a radiator.

### Living Room 13'4" x 11'3" (4.07 x 3.44)

Living room with views, from the large double-glazed window, across the countryside. Carpeted flooring and radiator

### Kitchen 9'10" x 8'3" (3.02 x 2.53)

Fitted kitchen with base and eye-level units, stainless steel sink unit, Gas hob, double oven, plumbing for dishwasher and washing machine, Radiator, window to front and door to side.

### First Floor Landing

Stairs leading to the first floor landing and doors to the bathroom and bedrooms.

### Bathroom 7'8" x 5'5" (2.35 x 1.66)

The bathroom is accessed through a sliding wooden door and fitted with a bath with overhead shower, low-level WC and basin with pedestal. Radiator and two windows.

### Bedroom One 9'9" x 10'4" (2.98 x 3.17)

Double bedroom with fitted cupboards along one wall. Carpeted. Radiator and views across the countryside from the double-glazed window.

### Bedroom Two 11'8" x 11'9" (3.56 x 3.60)

Double bedroom with carpeted flooring. Fitted cupboards and a fireplace. Views from the double-glazed window across the countryside.

### Bedroom Three 7'4" x 9'3" (2.25 x 2.82)

Single bedroom with over stairs box. Double-glazed window looking to the front of the property. Carpet and radiator.

### Garden

Lawned garden at the rear of the property with patio area and various shrubs. Views across the countryside.

### Council Tax Band

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.

### 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.

### 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.

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.

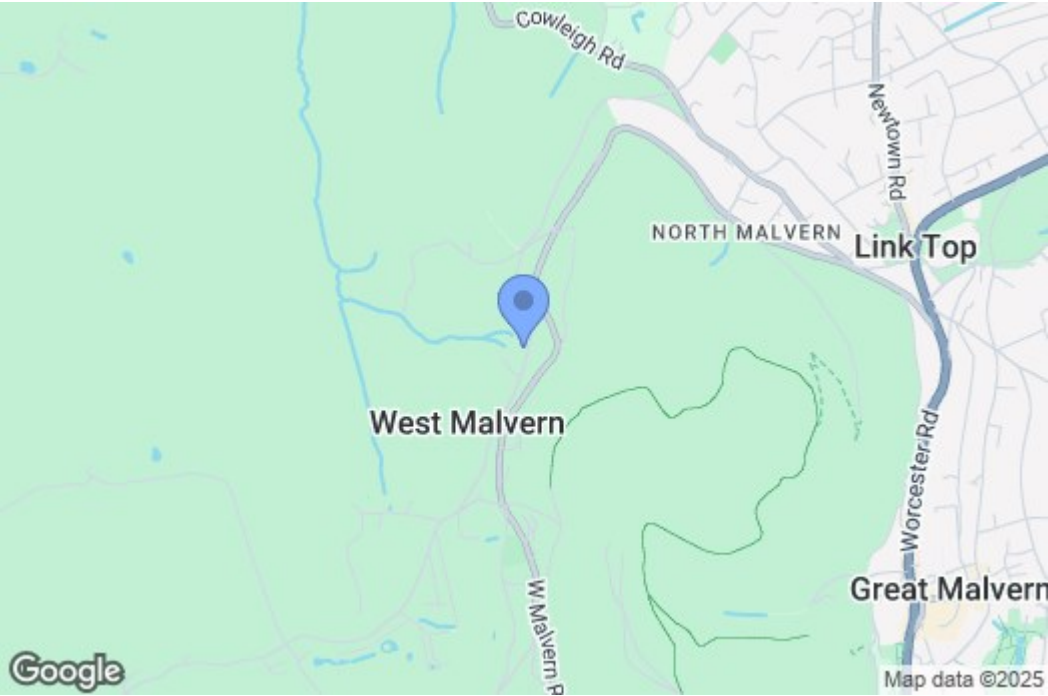
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new 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.

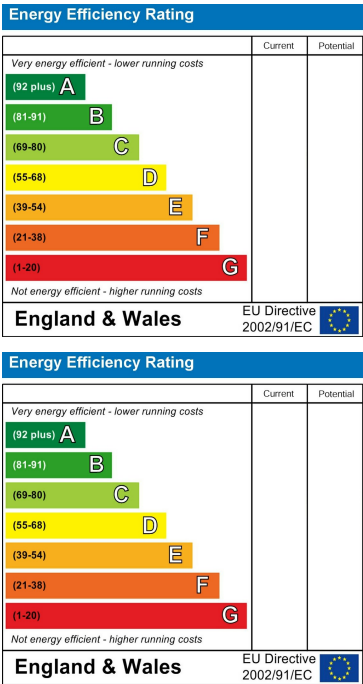
Please ask a member of staff if you have any questions about our fees.

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.