

## 27 Teme Avenue, Malvern, WR14 2XA

**£2,250 Per Month**

Teme Avenue, Malvern – Impressive Five-Bedroom Detached Home

Situated in a highly desirable position on Teme Avenue, Malvern, this beautifully extended five-bedroom detached home offers generous and versatile living space, ideal for modern family life. The property has been thoughtfully enhanced with both side and rear extensions, creating a well balanced layout throughout.

Upon entering, you are welcomed into a spacious interior featuring two large reception rooms, perfect for both formal entertaining and relaxed family living. To the rear, an impressive open-plan kitchen and dining area forms the heart of the home, ideal for everyday living and hosting guests.

### **Council Tax Band**

We understand that this property is council tax band E.

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.

### **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 Managed**

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

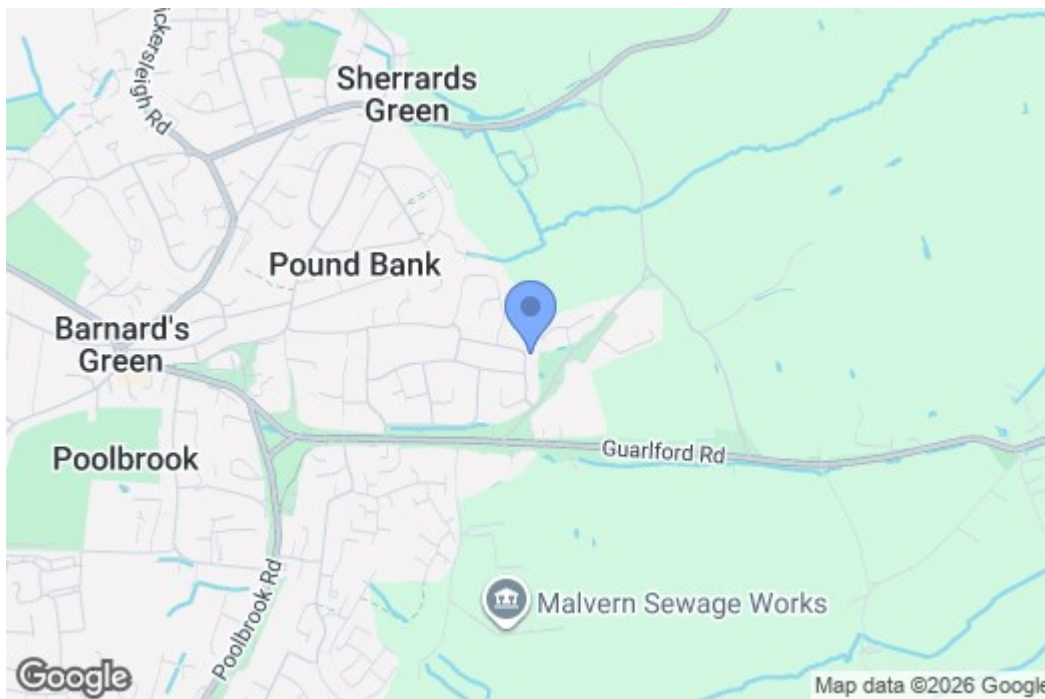
The tenancy agreement will be set up on an monthly rolling basis.

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 Periodic Tenancy Agreement.

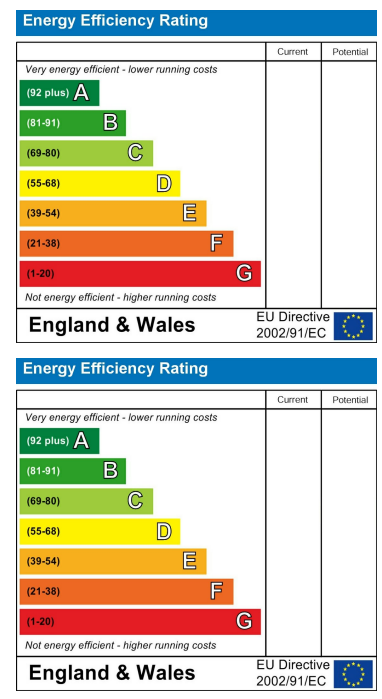
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# 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.