



38 Broadlands Drive

Malvern, WR14 1PW

£1,250 Per Calendar Month



38 Broadlands Drive, Malvern, Worcestershire, WR14 1PW

Located in a quiet residential area this extended well presented semi detached home has accommodation comprising entrance hall, cloakroom, living room, kitchen and dining room to the ground floor whilst to the first floor there are three bedrooms and bathroom. The property further benefits from a garage, off road parking, gas central heating and an enclosed rear garden with views. Available from end of May.

Entrance Hall

Double glazed entrance door into entrance hall comprising radiator, coving to ceiling, ceiling light point, under stairs storage cupboard, telephone point, staircase leading to the first floor accommodation, doors to the cloakroom, kitchen and living room:

Cloakroom

Cloakroom comprising low level WC, pedestal wash basin, tiled splashbacks, wall mounted Glowworm central heating boiler, ceiling light point, obscured double glazed window to front aspect.

Living Room

21'11" x 11'3" (6.68 x 3.43)

A spacious and light living room comprising double glazed window to front aspect, double glazed picture window and double glazed door to rear aspect, coal effect gas fire with surround and mantel over, coving to ceiling, two radiators, two ceiling light points, TV point, serving hatch to the kitchen.

Kitchen

10'4" x 9'4" (3.15 x 2.84)

Fitted with a range of matching wood fronted base and eye level units, stainless steel sink unit, space for cooker, space for fridge, plumbing for washing machine, tiled splashbacks, radiator. Double glazed window to rear aspect overlooking the garden and views, door into the inner passageway.

Inner Hall

With door to front and rear aspects and door into the Dining Room:

Dining Room

14'5" maximum x 13'4" maximum (4.39 maximum x 4.06 maximum)

An irregular shaped room, maximum measurements.

Two steps down into the dining room, having double glazed window to front aspect and double glazed french doors to rear aspect opening onto the garden, TV point, radiator, wall mounted gas fire, coving to ceiling and ceiling light point.

First Floor

Dog leg staircase rising to the first floor accommodation with double glazed window to side aspect.

Landing

Landing with loft hatch access to loft space with ladder, being part boarded and fully insulated, ceiling light point, doors to all rooms.

Bedroom One

12'7" x 11'2" maximum (3.84 x 3.40 maximum)

Comprising double glazed window to rear aspect with views towards Worcester, radiator, telephone point, ceiling light point.

Bedroom Two

10'4" x 9'5" (3.15 x 2.87)

Comprising double glazed window to rear aspect with views towards Worcester, radiator, ceiling light point.

Bedroom Three

11'3" x 8'11" (3.43 x 2.72)

Double glazed window to front aspect with views towards the Malvern Hills, radiator, ceiling light point.

Bathroom

Having low level WC, pedestal wash basin, panelled bath with Triton T80 shower over, tiled splashbacks, radiator, ceiling light point, obscured double glazed window to side aspect. Airing cupboard housing factory lagged tank and wooden slatted shelving over.

Outside

The property benefits from lovely front and rear gardens, the front garden is mainly laid to lawn with a

central circular bed and borders with a variety of plants and shrubs.

The rear garden is enclosed with fencing to all borders mainly laid to lawn having a paved seating area. There is also an outside tap and side door access into the GARAGE.

Garage

19'5" x 9'2" (5.92 x 2.79)

With up and over door, power and light.

Council Tax Band

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.

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.

Tenancy Fees

Where pets have been accepted 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.

Disclaimer

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

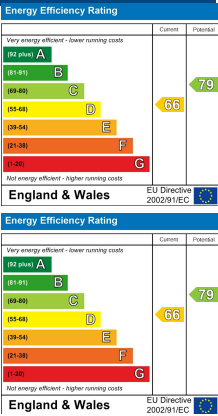
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours

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Directions

From the offices of Denny and Salmond proceed towards Malvern Link on the Worcester road. At the first set of traffic lights turn left into Newtown Road. Continue the road along for a short while, take a left turn into Belmont Road and a left turn into Cowleigh Bank. Take the first right turn into Broadlands Drive and the property will be found on the right hand side after a short while.



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