



15 Dogwood Close, Malvern, WR14 2WA £1,100 Per Calendar Month

Situated in a quiet residential area, close to local amenities, this semi-detached house comprises entrance hall, cloakroom, living room and dining kitchen. To the first floor there are two bedrooms along with a further home office/nursery. The property further benefits from an enclosed rear garden and off road parking.

Available from March. Viewing is via the Agent.

Entrance Hall

A part glazed entrance door leads into the Entrance Hall with door to living room and:

Cloakroom 5'8"×2'6" (1.75×0.78)

The cloakroom is fitted with a wash hand basin, low level wc, radiator

Living room 15'9"×14'6" (4.82×4.43)

The living room is large and bright with double-glazed windows to the front of the property. Electric fire, two radiators, aerial point, wood effect flooring.

Dining Kitchen 14'6"×8'2" (4.43×2.51)

The Dining Kitchen is fitted with base and eye-level units, gas hob and integrated electric cooker. space for fridge freezer and plumbing for a washing machine. Wood effect flooring throughout and double patio doors leading to the enclosed garden beyond.

From the Living Room the staircase rises to the first floor landing with doors leading to all rooms.

Bathroom 5'6"×6'0" (1.68×1.84)

The bathroom is fitted with a suite comprising a bath with electric shower over, wash hand basin and WC. Extensive tiling, towel rail and wood effect flooring.

Bedroom One 10'9" x 8'6" (3.29 x 2.6)

Double bedroom with window to rear, radiator and aerial point.

Bedroom Two 8'6"×13'4" (2.60×4.07)

Double bedroom with built-in wardrobes, radiator, aerial point and window to front.

Home Office 6'11"×5'8" (2.13×1.75)

Window to front, cupboard housing the boiler, radiator and aerial point.

Outside

A block paved area creates a low maintenance frontage with driveway parking to the side.

Gated access leads to the enclosed rear garden which is primarily lawned with timber shed and water butt.

Council Tax Band

We understand that this property is council tax band C.

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 Unmanaged

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.

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

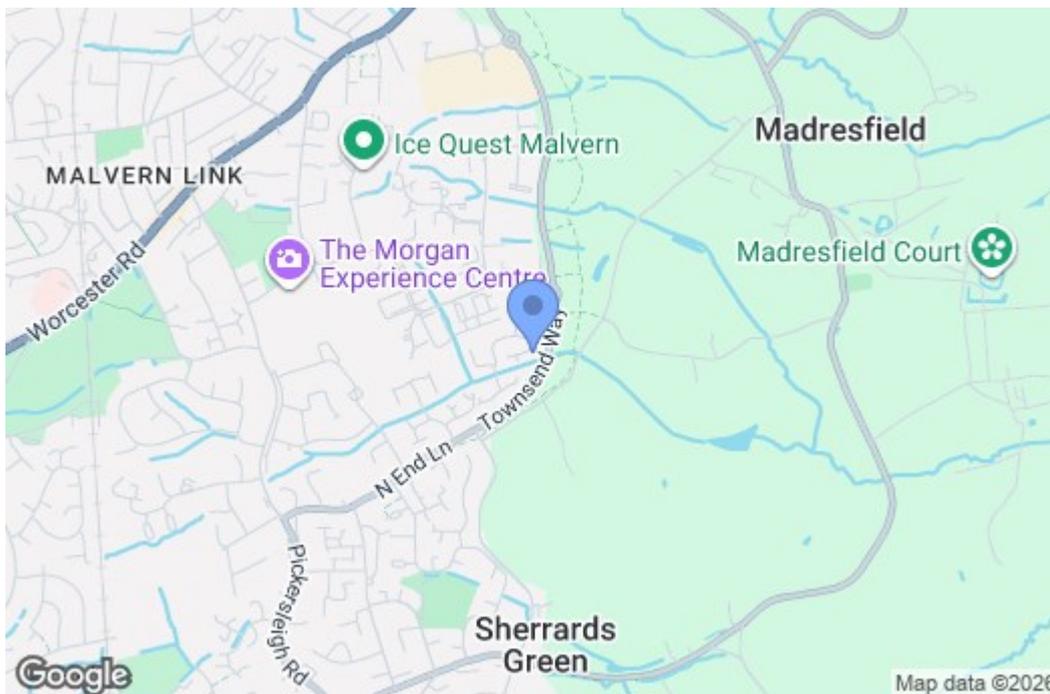
referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

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.

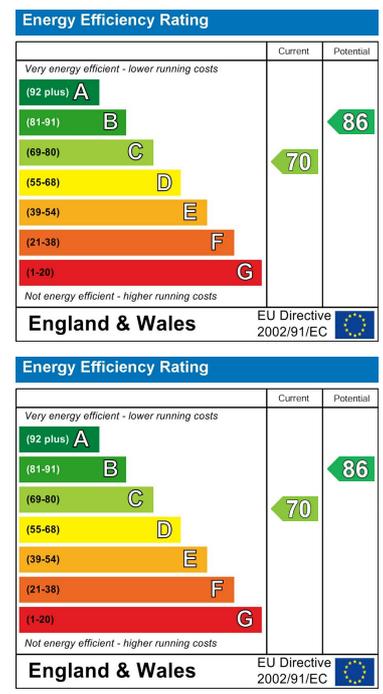
Please ask a member of staff if you have any questions about our fees.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.