



## 39 Cowleigh Bank, Malvern, WR14 1QP £1,300 Per Calendar Month

Located within easy reach of popular primary and secondary schools, this well presented semi detached home offers comfortable accommodation to include entrance porch, entrance hall, living room, dining room and kitchen whilst to the first floor there are three bedrooms and bathroom. In addition, this lovely home has an enclosed rear garden and driveway parking.

Available June.

### **Entrance Porch**

A glazed Entrance Porch with tiled floor leads to a further glazed door into the Entrance Hall.

### **Entrance Hall**

Circular window to side with a view of North Hill and St Peters Church. Radiator, staircase rising to the First Floor Landing with useful under stairs storage recess under with wall mounted Vaillant combi boiler and further window to side. Radiator and wooden flooring which continues into the Dining Room.

### **Dining Room 9'10" x 11'11" (3.01 x 3.64)**

The Dining Room has French doors leading to the rear garden, flooring as before, twin backlit vertical radiators, a squared opening with sliding doors to the Living Room and further opening to the Kitchen.

### **Living Room 11'10" x 14'7" (3.61 x 4.45)**

Flooring as before, double glazed bay window to front, radiator, spotlights and extendable TV mount built into backlit feature wall.

### **Kitchen 7'11" x 8'10" (2.43 x 2.71)**

The kitchen is fitted with a range of high gloss base units with complementary wood fronted eye level units featuring under cabinet and floor level lighting. Integrated electric oven, five burner gas hob, tiled splashback and contemporary extractor hood above. Stainless steel sink with mixer tap, space for fridge freezer and double glazed window to rear. Flooring as before and spotlighting.

### **First Floor Landing**

From the Entrance Hall, the staircase rises to the First Floor Landing with window to side with a view of North Hill and St Peters Church. Coving to ceiling, stripped wooden panel doors to all rooms.

### **Bedroom One 12'2" x 12'0" (3.71 x 3.68)**

Stripped wooden flooring, double glazed window to rear with far reaching views, radiator, coving to ceiling and over bed shelving with reading lights.

### **Bedroom Two 12'0" x 11'11" (3.68 x 3.64)**

Double glazed window to front with a view over Saint Peters church, radiator.

### **Bedroom Three 6'8" x 8'11" (2.05 x 2.74)**

Double glazed window to front with a view to the Church and up St Peters Road to Northview Primary School. Radiator.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with central taps and mains Mira shower over. Wash hand basin, low-level WC, stripped wood flooring, heated illuminated mirror featuring bluetooth speakers and shaver socket, part tiling to walls, heated towel rail and obscure double glazed window to rear. Coving to ceiling, hatch to loft space, mirrored medicine cabinet and wooden shelving.

### **Outside**

To the front of the property is a small gravel fore garden with shrubs, enclosed by post and rail fencing.

A gravel driveway shared with the next door property leads to a parking area to the rear. Gated access leads into the rear garden which is primarily laid to lawn with a patio seating area adjoining the dining room. The garden is enclosed by mature hedge creating a good degree of privacy and has a timber garden shed within.

Please note that the garage is not included within this rental.

### **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 Fees**

Should the Landlord accept a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy. Please check brochure or contact office to confirm if pets are allowed in this property.

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.

### **Tenancy Unmanaged**

This Tenancy will be managed by the landlord.

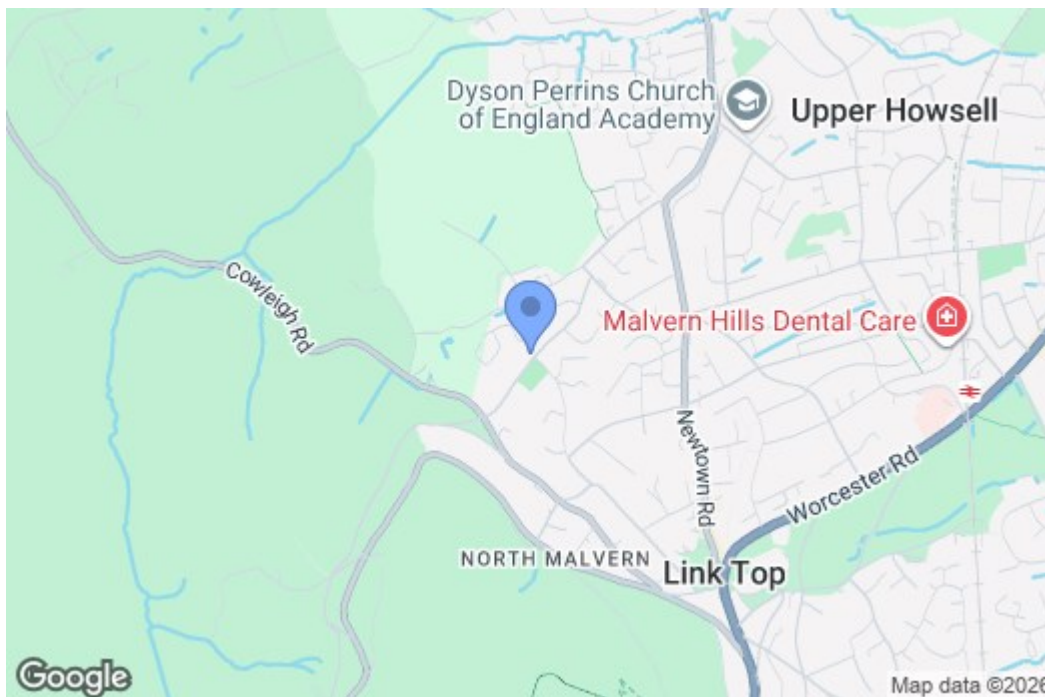
The tenancy agreement will be set up on an initial 6 months period.

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.

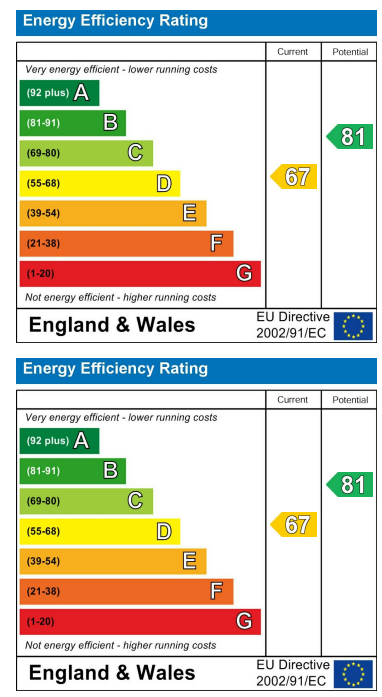
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

# 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.