



7 Bracken Way, Malvern, WR14 1JH £1,200 Per Calendar Month

Located in a popular residential area with good local amenities, this mid terrace home offers well presented accommodation comprising reception hall with cloakroom, living room and dining kitchen, whilst to the first floor are three bedrooms, the master with en-suite shower room, along with a further family bathroom. This property further benefits from gas central heating, double glazing, enclosed rear garden and off road parking for two vehicles. Available from 1st November

Entrance Hall

With wood effect flooring, stairs to First Floor Landing, radiator and doors to Cloakroom and Living Room.

Cloakroom

With the continuation of the wood effect flooring, obscured double glazed window to the front aspect, low flush wc, corner sink, radiator and consumer unit.

Living Room 13'10" x 13'1" (4.24m x 4m)

Double glazed window to the front, radiator and wood effect flooring. Door to;

Dining Kitchen 16'4" x 9'10" (5m x 3m)

Comprehensively fitted with high quality eye and base level units and drawers stack, work surfaces and tiled splash back. Stainless steel sink unit with drainer and mixer tap, electric oven with four ring gas hob and extractor above. Double glazed window to the rear aspect overlooking the rear garden. Space and plumbing for washing machine and space for tall fridge freezer, under stairs storage cupboard.

Double glazed french doors open to the rear garden.

First Floor

From the Entrance Hall the staircase rises to the First Floor Landing with doors to all bedrooms and bathroom. Door to Airing cupboard housing water tank, access to partially boarded loft space with pull down ladder.

Bedroom One 10'10" x 9'8" (3.32m x 2.96m)

Double glazed window to the front aspect, radiator and door to;

En-Suite Shower Room

Fitted with a tiled double shower cubicle, low level flush w.c. pedestal wash hand basin and radiator.

Bedroom Two 9'10" x 8'10" (3m x 2.7m)

Double glazed window to the rear aspect and radiator.

Bedroom Three 8'11" x 6'4" (2.74m x 1.94m)

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a panelled bath, low level wc, pedestal wash hand basin and radiator. Obscured double glazed window to the front aspect.

Outside

The rear garden is enclosed by timber panel fencing, with a paved patio area, with the remaining garden laid to lawn. The garden also benefits with gated side access and timber shed.

To the front of the property is a block paved area providing off road parking for two vehicles, electric car charger and paved pathway leading to the entrance door.

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.

Video Walk Through

Available - To download video - copy and paste into your web browser <https://www.youtube.com/watch?v=dAGIJXrOD64>

Tenancy Fees

Should the Landlord accept a pets/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

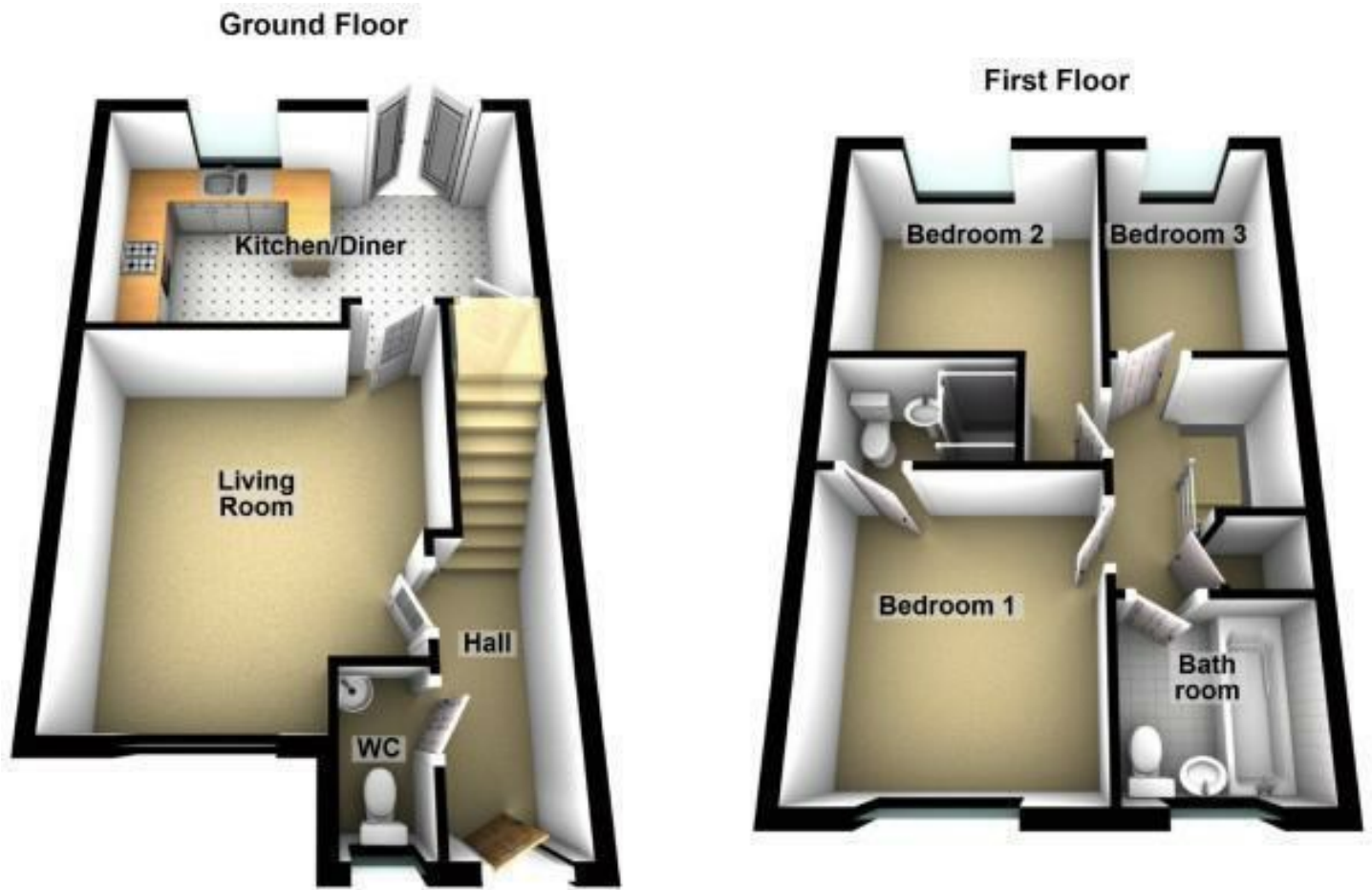
This Tenancy will be managed by the landlord.

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

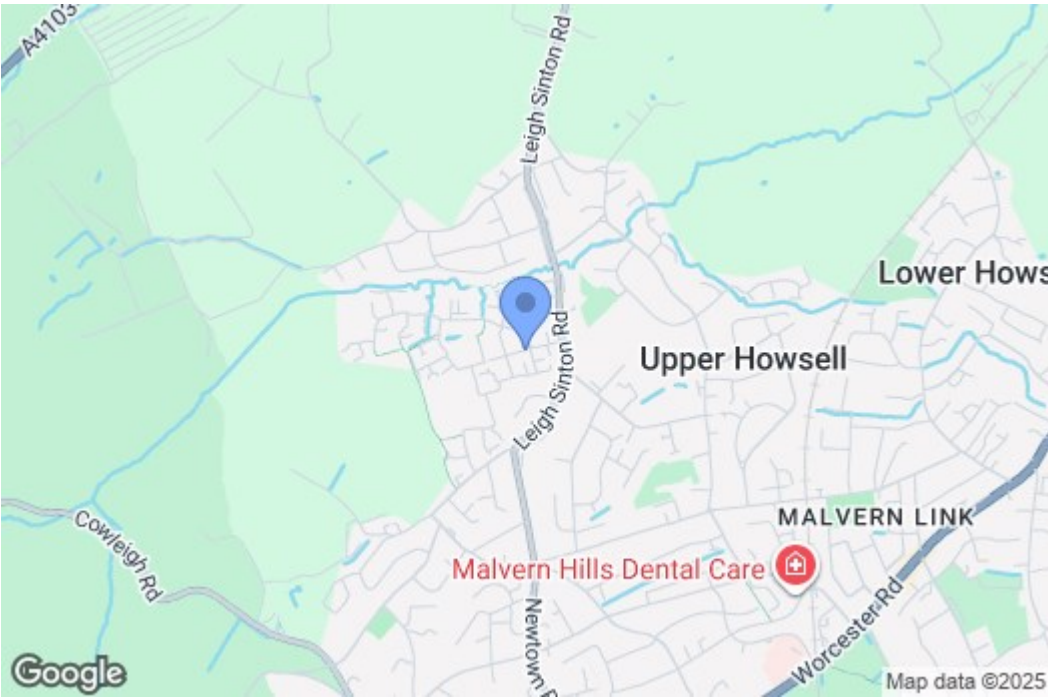
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned 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.

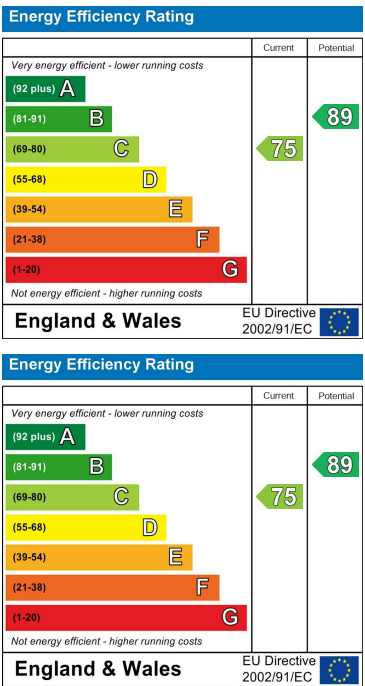
Floor Plan



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