



**131 Court Road, Malvern, WR14 3EF**

**£750 Per Calendar Month**

A delightful bijou cottage in a sought after location suitable for a single occupant. The property benefits from off road parking, porch, living room with log burner, fitted kitchen, one double bedroom and shower room along with a pleasant rear garden and two useful storage outhouses. Further benefits include gas central heating and part double glazing. Due to the size of the cottage, single occupancy only please and not suitable for children. Available from February.

## **Entrance Porch**

Leaded double glazed entrance door, side windows and door into Living Room.

## **Living Room 10'11" x 9'10" (3.34 x 3.02)**

Feature open brick fireplace with hearth and log burner, leaded window to front, shelving, radiator, TV aerial point and doorway with step down to:

## **Kitchen 9'10" x 6'0" (3.02 x 1.85)**

Fitted with a range of base and eye level units with working surfaces over, tiled splash backs and stainless steel sink unit. Integrated electric oven and four burner electric hob with extractor hood over, plumbing for washing machine and space for fridge.

The staircase rises to the First Floor Landing and a double glazed door leads to the rear garden.

## **First Floor Landing**

Door to Bedroom and Shower Room.

## **Bedroom One 11'1" x 9'1" (3.40 x 2.77)**

Stripped wooden flooring, exposed ceiling timbers and leaded window to front.

## **Shower Room**

Fitted with a tiled shower cubicle with 'Triton Ivory 2' electric shower, pedestal wash hand basin and low level WC. Radiator and leaded obscured window to rear.

## **Outside**

To the rear of the property is a paved patio seating area, screened from neighbouring properties by mature climbing roses and ivy. There are two useful brick built storage sheds one which houses plumbing for washing machine and a wall mounted combination gas central heating boiler.

A trellis arch leads to the raised vegetable garden, edged with herb beds and enclosed with fencing and mature shrubs.

## **Council Tax Band**

We understand that this property is council tax band A

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**

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 and 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.

### **Disclaimer**

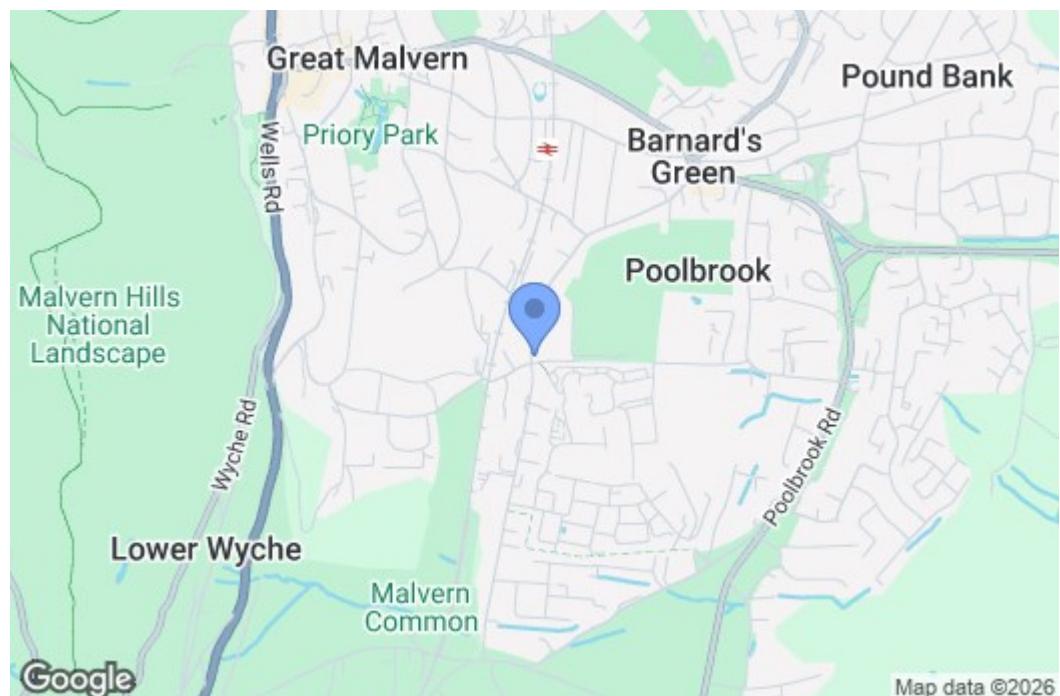
Photographs of this property were taken prior to the current tenant's occupation.

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.

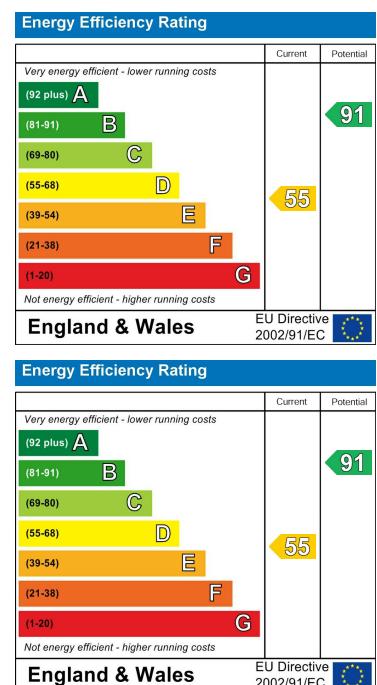
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## 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.