



20 Clayfield Drive, Malvern, WR14 1RB £900 Per Calendar Month

An attractive two-bed end-of-terrace home located in a popular area. The accommodation briefly comprises: entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and off road parking. Being offered on an unfurnished basis from Jan 2026
EPC Rating C72

Double glazed door leading to:-

Entrance Hall

With wooden flooring, half height tongue and groove panelled walls, radiator, stairs to the first floor, door to the lounge/diner and opening to:-

Kitchen 11'10" x 5'3" min (3.60 x 1.61 min)

Widening to 2.34m. Comprising of a range of light beech eye and base level storage units. Stainless steel one and a half bowl sink unit, plumbing for a washing machine. Slot in electric cooker and space for a fridge freezer. Wall mounted Glow Worm Central Heating Boiler. Double glazed window to the front aspect.

Living Room 16'4" x 11'7" (4.99 x 3.54)

Double glazed door and window to the rear. Laminate flooring, TV point and radiator

First Floor Landing

Access to loft space, doors to all rooms. Airing cupboard housing factory lagged tank and slatted shelving.

Bedroom One 11'1" x 11'7" (3.39 x 3.54)

Double glazed window to front with views to the Hills, laminate flooring, radiator and over stairs cupboard with hanging rail.

Bedroom Two 11'7" x 9'3" (3.54 x 2.81)

Double glazed window to rear, radiator and laminate flooring.

Bathroom

Fitted with a white suite comprising of a panelled bath with telephone style mixer taps and shower attachment. Low flush WC. Pedestal wash hand basin, radiator and double glazed window to the side.

Outside

To the front of the property there is a small fore garden and a driveway providing off road parking for one car. To the rear there is a paved patio area leading to the decked garden area, enclosed with wooden panelled fencing.

Council Tax Band

We understand that this property is council tax band B

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 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.

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.

Disclaimer

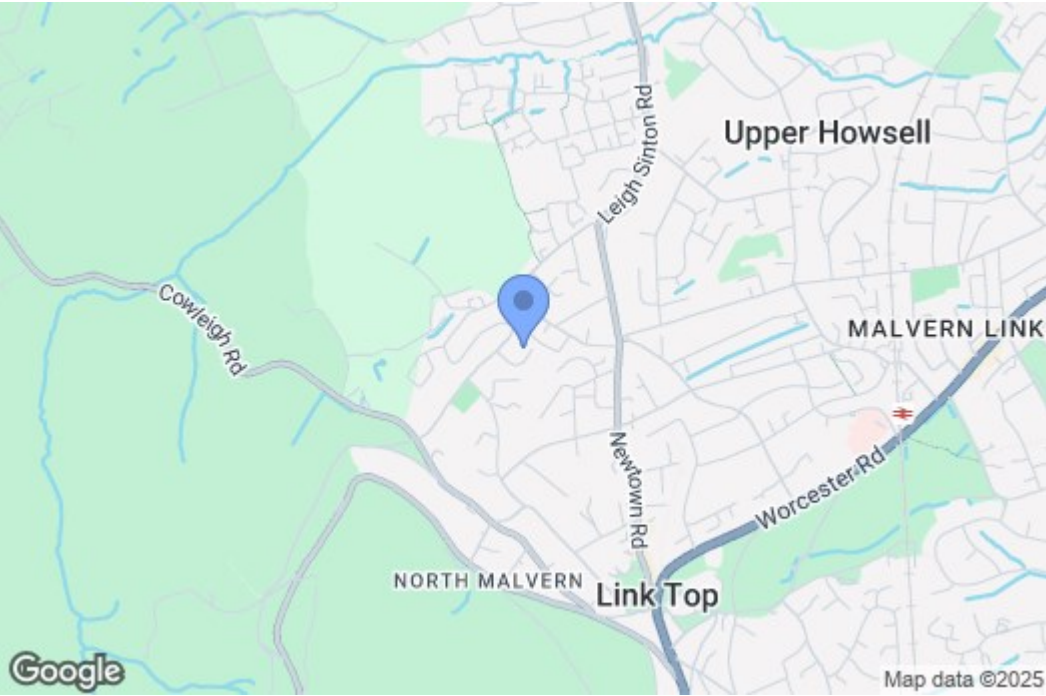
Photographs of this property were taken prior to the current tenant's occupation.

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.

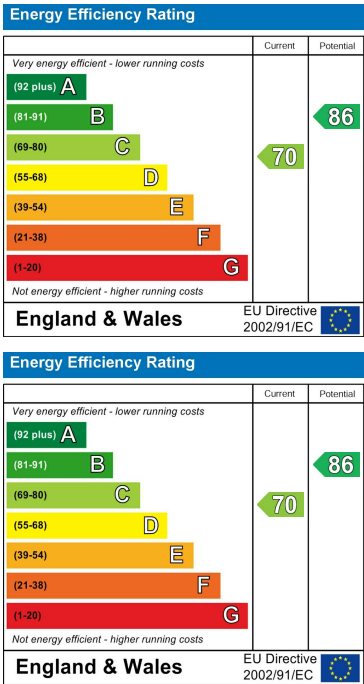
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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.

