



## 32 Clayfield Drive

Malvern, Worcestershire, WR14 1RB

**£980 Per Calendar Month**



Located in a quiet cul-de-sac, this modern three-bedroom end-of-terrace house is within easy reach of local primary schools. The accommodation comprises in brief; an entrance hall, living room, kitchen/dining room, sunroom, three bedrooms and a family bathroom. The property also benefits from double glazing, gas central



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heating, parking and a rear garden. Not suitable for pets. Available to let from mid-January on an unfurnished basis.

## Entrance Hall

From the recessed porch and via double glazed panel door opens into the Entrance Hall with radiator and staircase rising to the First Floor Landing.

## Living Room

3.73m x 3.66m  
Double glazed window to front aspect and radiator, brick chimney breast and under stairs storage cupboard. A glazed panelled door opens to:

## Dining Kitchen

4.62m x 3.12m  
Fitted with a comprehensive range of wall and base units with roll top work surfaces over and tiled splash backs. Stainless steel 1 ½ bowl sink and drainer with mixer tap over. Fitted "Siemens" electric oven and four ring gas hob with stainless steel canopy extractor over. Fitted fridge/freezer, space and plumbing for automatic washing machine and dishwasher. Wall mounted "Ideal" boiler. Radiator, double glazed window to rear aspect and double glazed door opening into sun lounge. Ample space for dining table and chairs.

## Conservatory

6'5" x 6'3" (1.98m x 1.91m)  
Having double glazed windows and door leading to the rear garden.

## First Floor Landing

Loft hatch and access to all first floor accommodation. Airing cupboard housing factory lagged hot water cylinder.

## Bedroom One

11'6" x 8'11" (3.51m x 2.74m)  
Double glazed window to front aspect and radiator.

## Bedroom Two

11'3" x 8'0" (3.45m x 2.44m)  
Double glazed window to the rear aspect and radiator.

## Bedroom Three

7'6" x 5'10" (2.29m x 1.78m)  
Double glazed window to front aspect, radiator and fitted wardrobe with hanging and shelving.

## Bathroom

Fitted with a white suite comprising: panelled bath with "Triton" electric shower over and fitted with a shower screen, pedestal wash hand basin and low level WC. Part tiled walls, radiator, extractor fan and double glazed obscure window to rear aspect

## Outside

To the front the property benefits from off street parking, a side path and gate provide access to the rear of the property. The rear garden is enclosed by panelled fencing and mainly laid to lawn. There is a shed and exterior lighting.

## Council Tax Band

We understand that this property is council tax band B.

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 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.

## 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.

## 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.

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet [https://youtube.com/watch?v=bx\\_e9H7j9Cw&si=lbt dv3ZBbpy3sM9U](https://youtube.com/watch?v=bx_e9H7j9Cw&si=lbt dv3ZBbpy3sM9U)

## Directions

From our Malvern office proceed towards Malvern Link bearing left on to North Malvern Road and right into Cowleigh Road. Proceed past The Star public house and take the right hand turn down the hill into Cowleigh Bank. Turn right in to Clayfield Drive and the house will be indicated by our agent's FOR LET board on the right hand side. What 3 Words = ///egging.nothing.amplifier

