



24 Sling Lane, Malvern, WR14 2TU

Located in a much sought after position in Great Malvern, this detached family house offers spacious accommodation to include; entrance hall, cloakroom/WC, living room, conservatory, kitchen, three bedrooms and bathroom. The property further benefits from double glazing, gas central heating, spacious front and rear gardens, off road parking and a detached garage. Available to let mid March on an unfurnished basis. Sorry, no smokers, however pets are considered at the landlord's discretion.

- Detached House
- Three Bedrooms
- Conservatory
- Dbl Glazing & GC Heating
- Off Street Parking & Garage
- Front & Rear Gardens
- Some Pets Considered
- Available Mid March
- EPC Rating - C69

£975 Per calendar month

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Entrance

Via double glazed door into:

Entrance Hall

Having radiator and understairs storage cupboard

Cloakroom/WC

Fitted with a low level WC and pedestal wash hand basin. Radiator and double glazed window to side aspect.

Living Room 5.15m x 4.08m (16'11" x 13'5")

Having stone feature fireplace with electric fire, radiator, fitted shelving, double glazed window to front aspect and double glazed sliding doors to:

Conservatory .374 x 3.21m (Max) (1'3" x 10'6" (Max))

Double glazed frame build with double glazed door to the rear garden, tiled flooring, ceiling fan light and radiator.

Kitchen 3.44m x 3.28m (11'3" x 10'9")

Having a range of wall and base units with work surfaces over, 1 ½ bowl sink and drainer unit with mixer tap. Fitted "Electrolux" four ring gas hob and eye level double oven, stainless steel splashbacks and extractor fan. Integrated fridge/freezer, space and plumbing for automatic washing machine and dishwasher. Radiator, tiled floor, walk in larder, double glazed window to rear aspect and double glazed door open to:

Side porch

Tiled floor and access to storeroom, housing Worcester boiler.

Landing

Access to all first floor accommodation, airing cupboard housing hot water tank, loft hatch.

Bedroom One 5.13m x 3.13m (16'10" x 10'3")

Fitted with a range of bedroom furniture including wardrobes, cupboards, bedside drawers and chest of drawers. Radiator, double glazed windows to front and rear aspects.

Bedroom Two 3.10m x 3.09m (10'2" x 10'2")

Built in cupboard, radiator, double glazed window to rear aspect.

Bedroom Three 3.10m x 2.28m (10'2" x 7'6")

Radiator, double glazed window to rear aspect.

Bathroom 1.92m x 1.90m (6'4" x 6'3")

Fitted with a white suite comprising; panelled bath with electric "Mira" shower unit over, low level WC and pedestal wash hand basin. Radiator, mirrored medicine cabinet and double glazed obscure window to front aspect.

Outside

To the front, the fore-garden is laid to lawn and edged by hedging, a driveway provides parking for several vehicles with wooden gates providing access to the garage.

At the rear, the southerly facing garden is mainly laid to lawn and patio. Having mature trees, shrubs and established borders. The garden further benefits from sheds and an exterior light and tap.

The garage has a metal up and over door, power, light, windows and a courtesy door to the rear garden.

Council Tax

We understand that this property is council tax band D.

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 Agreement

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

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the 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 rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT

Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

Directions

From the offices of Denny & Salmond on Worcester Road, proceed down Church Street, through the traffic lights and take the left hand turning into Albert Road North. Take the first right into Sling Lane, where the property can be found on the right hand side.

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.

