



## 16 Millers Croft, Malvern, WR14 3QH

Located in a prestigious cul-de-sac development on the fringe of Barnards Green, this pretty grade II listed barn conversion offers character accommodation to include; entrance hall, living room, kitchen/diner, two double bedrooms - with en-suite to master and family bathroom. The property further benefits from double glazing and gas central heating. Outside, there is a small patio garden, a car port and a parking space. Offered to let on an unfurnished basis from mid November. Sorry, no pets, smokers or housing benefit.

- Character Barn Conversion
- Two Double Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Kitchen/Diner
- Living Room
- Parking & Patio Garden
- Available Mid November
- EPC Rating - Awaiting

**£675 Per calendar month**

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## Entrance Hall

Via wooden door with obscure glazed side panels, radiator, staircase rising to first floor, access to all ground floor accommodation.

## Cloakroom/WC

Fitted with a low level WC and vanity wash hand basin with storage underneath. Heated towel rail, extractor fan and tiled walls.

## Living Room 4.69m x 3.47m (15'5" x 11'5")

Double glazed window to front aspect, radiator - door to garage (not included in the tenancy)

## Kitchen/Dining Room 3.90m x 3.19m (12'10" x 10'6")

Fitted with a range of wall and base units with roll top work surfaces over and tiled splashbacks. Stainless steel 1 ½ bowl sink and drainer with mixer tap over. "Rangemaster" electric range oven and gas hob with stainless steel splashbacks with extractor over. Integrated dishwasher and fridge/freezer, space and plumbing for automatic washing machine. Large pantry cupboard with shelving housing "Ideal" combination boiler and consumer unit. Double glazed window to rear aspect and radiator.

## Landing

Radiator and exposed beams.

## Bedroom One 3.89m x 3.12m (12'9" x 10'3")

Double glazed window and two velux window to front aspect, radiator, double fitted wardrobes, exposed beams, door leading to:

## En-suite 2.15m x 1.49m (7'1" x 4'11")

Fitted with a shower cubicle with electric "Mira" shower, low level WC and pedestal wash hand basin. Part tiled walls, radiator, exposed beams, extractor fan, double glazed obscure window to rear aspect, shaving point.

## Bedroom Two 2.84m x 3.47m (9'4" x 11'5")

Window to front aspect and two velux window to front aspect, radiator, double fitted wardrobes, exposed beams and loft access.

## Bathroom 2.41m x 1.75m (7'11" x 5'9")

Fitted with a low level WC, wash hand basin, panelled bath with shower attachment over. Part tiled walls, extractor fan, shaving point and radiator.

## Outside

To the front of the property there is a small patio area, with one parking space. To the rear, there is a car port with access door leading to the front.

## Directions

From our Malvern office proceed down Church Street to Barnards Green. At the roundabout take the third exit towards Upton Upon Severn. Proceed past the Bluebell Pub and turn right into Millers Croft, take the immediate right and carry on under the arch. The property will be located on the left hand side.

## Council Tax

We understand that this property is council tax band C.

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 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 agreement)

Referencing is charged to the Tenant at a cost of £75.00 plus VAT per applicant. 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 and an additional fee between £50.00 - £90.00 for the checkout report at the conclusion of the tenancy (costs available on request).

Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced. Unless otherwise specified rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT