



34 Belmont Road, Malvern, WR14 1PL

This spacious period terraced house has accommodation arranged over three floors which briefly comprises: Living room, breakfast/kitchen and two double bedrooms. On the lower ground floor there is a further bedroom, bathroom and study/playroom. Further benefits include double glazing and gas central heating. Outside there are fore and rear gardens with right of way access. Available to let on an unfurnished basis from early February. Sorry no smokers or housing benefit. Some pets are considered at the landlords discretion.

- Mid-Terrace Period House
- Three Bedrooms
- Further Study/Playroom
- Kitchen/Breakfast Room
- Living Room
- Dbl Glazing & GC Heating
- Pets Considered
- Available Early February
- EPC Rating - D57

£745 Per calendar month

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Entrance Porch

Via wooden door, with window to side aspect and gas meter. Door to:

Living Room 3.95m (into recess) x 3.33m (13'0" (into recess) x 10'11")

Having a double glazed window to front aspect, radiator, dado rail and cupboard housing electric meter. Open fireplace with mantle, hearth and surround. Leading to:

Inner Hallway

With staircase rising to the first floor accommodation. Leading to:

Kitchen 3.96m (into recess) x 3.32m (13'0" (into recess) x 10'11")

Range of wall and base units with roll top wooden effect work surfaces. Tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Fitted electric oven with four ring gas hob and extractor fan over, space for fridge/freezer. Cupboard housing wall mounted "Glow Worm" combination boiler. Double glazed window to rear garden. Fireplace opening with mantle over. Leading to second inner hallway with stairs to lower ground floor.

First Floor

Landing with doors to both bedrooms.

Bedroom One 3.95m x 3.33m (13'0" x 10'11")

(to recess) Double glazed window to front aspect with views towards the Malvern Hills, radiator, dado rail, door to storage cupboard with hanging rail and shelving.

Bedroom Two 3.71m x 3.35m (12'2" x 11'0")

(to recess) Double glazed window to rear aspect, dado rail, shelving unit to recess, radiator.

Lower Ground Floor

The downstairs lobby provides access to all lower ground floor accommodation.

Bedroom Three 3.87m x 3.22 (12'8" x 10'7")

High level window to front aspect with deep sills, fitted wardrobes to chimney recesses and fitted desk.

Bathroom 2.64m x 2.28m (8'8" x 7'6")

Suite comprising of panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls, ladder style heated towel rail, radiator, storage cupboard and double glazed obscure window to rear aspect.

Study/Playroom 3.33m x 2.12m (10'11" x 6'11")

Radiator, fitted storage cupboard with shelving.

Utility

Having wall mounted cupboards and wooden effect work surfaces with tiled splashbacks. Space and plumbing for automatic washing machine and tumble dryer. Panel glazed door to rear garden.

Outside

Small slate chipped foregarden to the front with low boundary brick wall, iron railings and gate. To the rear, the garden is laid to patio and paving blocks, with the benefit of a shed and outside tap. There is a right of access for the adjoining properties which runs the length of the terrace between the rear of the houses and the gardens.

Council Tax

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 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 and an additional upfront 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 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.

Disclaimer

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.

