



16 Millers Croft

Malvern Worcestershire, WR14 3QH

£795 PCM



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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-March. Sorry, no smokers please, however a cat may be considered at the landlord's discretion (subject to an additional £10.00 per pet/per month).

Entrance

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

15'4" x 11'4" (4.69m x 3.47m)

Double glazed window to front aspect, radiator.

Kitchen/Dining Room

12'9" x 10'5" (3.90m x 3.19m)

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 combination boiler and consumer unit. Double glazed window to rear aspect and radiator.

Landing

Radiator and exposed beams.

Bedroom One

12'9" x 10'2" (3.89m x 3.12m)

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

En-Suite Shower Room

7'0" x 4'10" (2.15m x 1.49m)

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

9'3" x 11'4" (2.84m x 3.47m)

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

Bathroom

7'10" x 5'8" (2.41m x 1.75m)

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.

Council Tax Band

We understand that this property is council tax band C.

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 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.

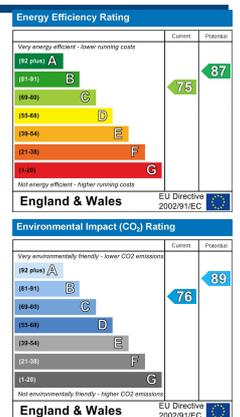
Please ask a member of staff if you have any questions about our fees.

Disclaimer

Photographs of this property may have been taken prior to the current tenants 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.

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.



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